

# STUART EDWARDS



## Parklands

Hamsterley Mill, Rowlands Gill NE39 1HH

- Rare Opportunity
  - 5 Bedrooms
- Large Driveway & Double Garage
- Substantial Detached Property
  - In Need of Modernisation
  - No Onward Chain

Asking Price £400,000



## FULL DESCRIPTION

An excellent opportunity to acquire a substantial stone built detached property of great character and charm, situated in a first class residential location. This is a prestigious property which is in need of renovation and updating.

The living accommodation comprises: entrance porch, hallway leading to the second floor, inner hallway leading to two bedrooms and a bathroom. Situated on the second floor there's a large open plan living area with double doors leading to the patio. To the third floor: cloakroom/wc, kitchen, dining area, utility, separate wc, reception room and a further three bedrooms. Externally a large block paved driveway leads to a double garage and there are generously proportioned gardens to the front and rear with a large patio area.

This is a deceased estate and probate has now been completed.

Available with early vacant position and no onward chain.

This is a rare opportunity, sure to prove popular amongst purchasers, therefore early viewings are strongly recommended to avoid disappointment.

## INNER HALLWAY

Storage cupboard and alcove providing further storage space.

## BEDROOM

9'8 x 13'4

Radiator.

### **BEDROOM**

9'1 x 13'4

Radiator.

### **BATHROOM**

Comprising: low level wc, wash hand basin, panel bath, feature tiled walls and radiator.

### **SECOND FLOOR**

#### **OPEN PLAN LIVING AREA**

31'8 x 26'4

Stone effect feature fire surround, two double radiators and double doors leading to the patio area.

#### **INNER HALLWAY**

#### **STAIRS TO THIRD FLOOR**

#### **BEDROOM**

10'11 x 14'8

#### **WALK-IN WARDROBE**

7'4 x 9'0

#### **CLOAKROOM/WC**

Low level wc and inset wash hand basin.

#### **KITCHEN**

8'3 x 12'0

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. Feature tiled splashbacks, double radiator and integrated fridge, oven, hob and extractor hood.

#### **DINING AREA**

6'4 x 9'0

Radiator.

### **INNER HALLWAY**

Radiator and two doors leading to the garden.

### **UTILITY ROOM**

8'9 x 8'6

Sink and drainer unit, extractor fan and floor cupboard.

### **THIRD FLOOR**

#### **LANDING**

With storage cupboard.

#### **BEDROOM**

9'8 x 9'1

Radiator.

#### **BEDROOM**

9'8 x 9'8

Radiator.

#### **RECEPTION ROOM**

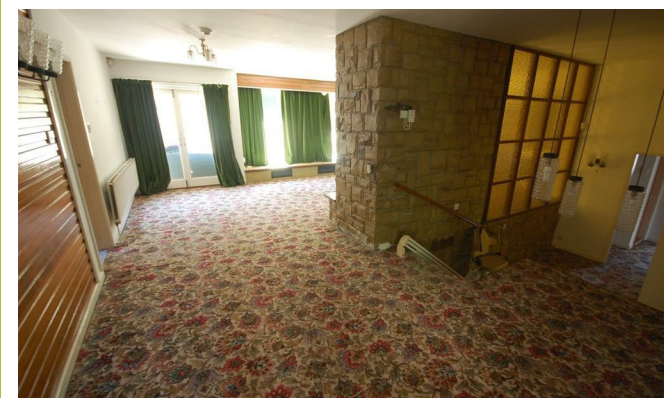
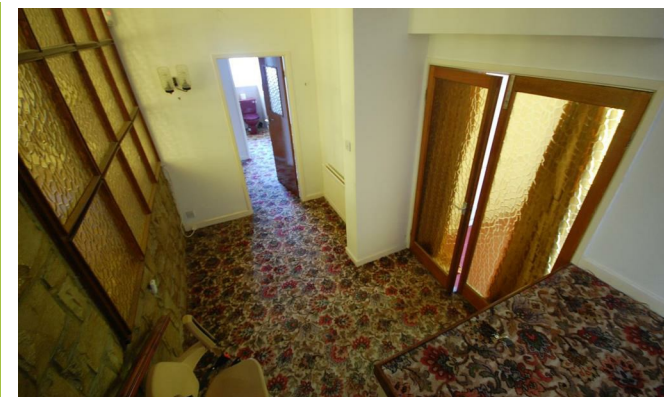
Radiator.

#### **GARDENS**

Raised lawn areas to the front with steps leading to the property. Whilst the rear is also well maintained with large patio area, laid lawn, outside tap, security lighting and hedge boundaries to provide a good degree of privacy.

#### **PARKING**

Large driveway to the front of the property providing off road parking for several vehicles and attached double garage with electric roller door situated under the property.





### EPC

EPC Rating - F

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8509-4265-5929-7197-2383>

### Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

### Property Portals

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Our properties are displayed on [Rightmove.co.uk](http://Rightmove.co.uk), [Zoopla.co.uk](http://Zoopla.co.uk) & [OnTheMarket.com](http://OnTheMarket.com).

### Free Valuation!

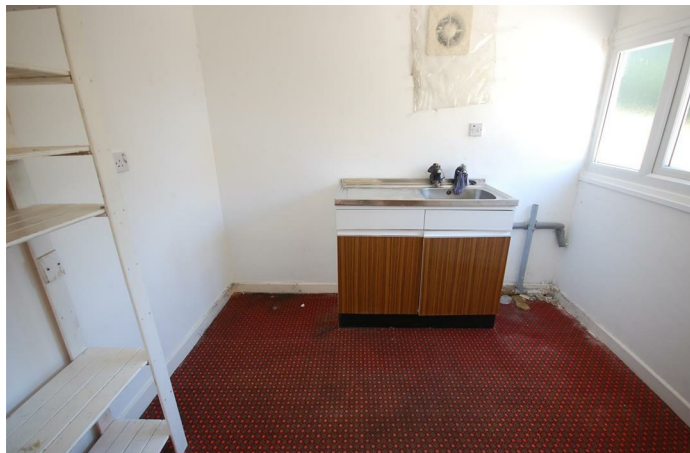
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If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: G**  
**EPC Rating: F**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.