

**STUART
EDWARDS**



Woodbine Road

Pity Me, Durham DH1 5DR

- 3 Bedroom Semi Detached House
- UPVC Double Glazed Conservatory
- Some Integrated Appliances
- Garage & Gardens
- Lounge & Dining Room
- Fitted Kitchen
- Bathroom With Spa Bath and Shower
- 2 Miles From Durham City

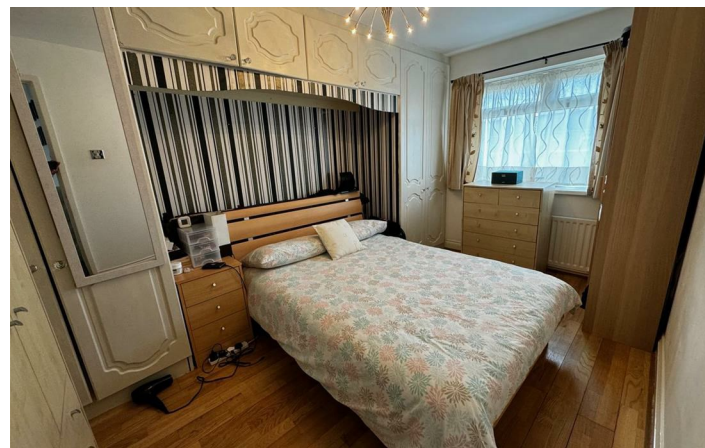
Asking Price £179,950





FULL DESCRIPTION

A well presented 3 BEDROOM SEMI DETACHED HOUSE, just 2 miles from Durham City Centre. The accommodation briefly comprises: Entrance, lounge through to dining room UPVC double glazed conservatory with patio doors leading to the garden and fitted kitchen with some integrated appliances. To the first floor: landing, 3 bedrooms, 2 having fitted wardrobes and bathroom/w.c. with corner bath and shower over. Externally there is a detached garage and gardens to the front and rear. Benefiting from gas central heating and UPVC double glazing throughout. Pity Me is a popular rental location, available with early vacant possession and no onward chain. Viewings are recommended.



AREA INFORMATION

Situated approximately 2 miles north of Durham City, the highly sought after Pity Me will meet the needs of the most discriminating purchasers in terms of location.

Pity Me is close to a good children's nursery, primary and secondary schools and local shops. The University hospital of North Durham and Arnison Centre Retail Park also lie within close proximity.

Durham City is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

Also the A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region.

ENTRANCE HALL

With UPVC part double glazed entrance door.

LOUNGE

16'2" x 11'7"

Laminate flooring and radiator.

THROUGH DINING ROOM

9'5" x 7'11"

Radiator, laminate flooring and double doors leading to the conservatory.

CONSERVATORY

UPVC double glazed with double doors leading to the rear garden.

KITCHEN

10'9" x 8'7"

Range of wood effect wall and floor units contrasting work surfaces and inset one and a half bowl sink unit. Integrated fridge/freezer and dual fuel oven and hob with extractor hood. Radiator and plumbed for automatic washing machine.

FIRST FLOOR LANDING

BEDROOM 1

10'9" x 8'7"

Radiator

BEDROOM 2

8'8" x 12'10"

Range of fitted wardrobes and radiator

BEDROOM 3

7'7" x 6'6"

Over stairs cupboard and radiator.

BATHROOM

Suite in white, comprising: corner spa bath with shower over, pedestal wash hand basin, low level w.c. fully feature tiled and radiator

DETACHED SINGLE GARAGE

GARDENS

To the front and rear of the property.



Freehold

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

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0900-7808-0622-8391-3343>

IMPORTANT INFORMATION

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 in 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.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

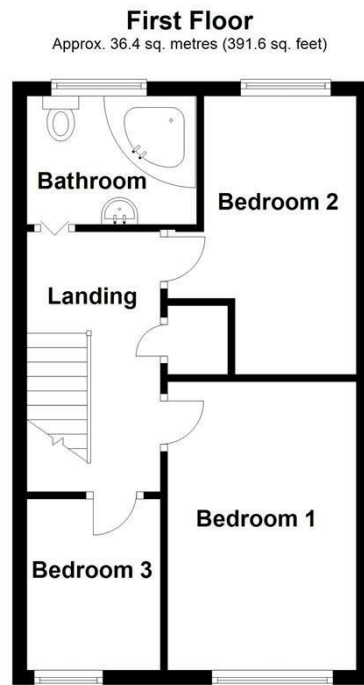
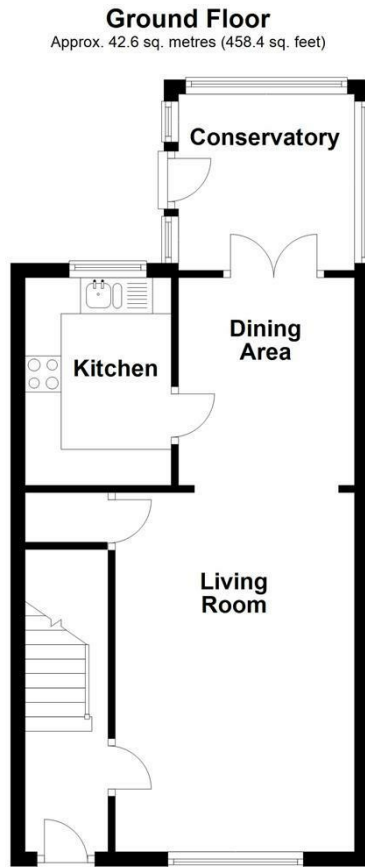
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THANK YOU

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: A
EPC Rating: D



Total area: approx. 79.0 sq. metres (850.0 sq. feet)

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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.