

# STUART EDWARDS



## Durham Moor Crescent

Framwellgate Moor, Durham DH1 5AS

- TRADITIONAL SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- DETACHED GARAGE & LONG DRIVEWAY
- EARLY VACANT POSSESSION & NO ONWARD CHAIN
- 3 BEDROOMS
- FAMILY BATHROOM WITH SHOWER
- GARDENS
- POPULAR, HIGHLY REGARDED LOCATION

Offers In The Region Of £299,500

**Council Tax Band: D**  
**EPC Rating: D**

**FULL DESCRIPTION**

Traditional semi detached house situated in a popular sought after location. Available with early vacant possession and no onward chain. The internal living accommodation comprises: entrance hallway, lounge, dining room and fitted kitchen. Stairs from the hallway lead to the first floor landing, 3 bedrooms and family bathroom with an electric shower.

Externally there's a long driveway to the side of the property leading to a detached garage and gardens to the front and rear.

Benefiting from gas central heating and UPVC double glazing.

Durham Moor Crescent is situated north of Durham city centre, and within walking distance of the University Hospital, County Hall and several retail parks. Nearby road links offer good access throughout Co Durham and the wider region, and schooling is within walking distance and is extremely well-regarded.

Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended.

**AREA INFORMATION**

**ENTRANCE**

Hallway with radiator and stairs with under stair storage cupboard to the first floor landing.

**LOUNGE**

13'9 x 12'4

Bay window and feature fire surround with inset electric fire.

**DINING ROOM**

12'6 x 12'9

Bay window and double radiator.

**KITCHEN**

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Plumbed for automatic washing machine, double radiator and recess housing the central heating boiler.

**FIRST FLOOR LANDING**

**BEDROOM 1**

13'2 x 10'7

Bay window radiator and wall to wall fitted wardrobes.

**BEDROOM 2**

10'7 x 10'6

Radiator and two built-in cupboards.

**BEDROOM 3**

7'9 x 7'7

Radiator.

**FAMILY BATHROOM**

White suite comprising: low level wc, wash hand basin, panel bath with electric shower over, fully tiled walls, radiator and extractor fan.

**DETACHED GARAGE & DRIVEWAY**

**GARDENS**

**Freehold**

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

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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.

