



**STUART
EDWARDS**

Middleham Road

, Durham DH1 5QH

- GROUND FLOOR FLAT
- 2 MILES FROM DURHAM CITY
 - 2 BEDROOMS
- KITCHEN WITH OVEN AND HOB
 - GARAGE & REAR GARDEN
- POPULAR LOCATION
- NO ONWARD CHAIN
 - LOUNGE
- BATHROOM SUITE WITH SHOWER
- GAS CH & UPVC DOUBLE GLAZING

Offers In The Region Of £95,000





FULL DESCRIPTION

Highly sort after ground floor flat in the popular and highly regarded area of Newton Hall, just 2 miles from Durham City Centre.

Available with early vacant possession and no onward chain. Additionally this flat boasts a garden to the rear and a single garage situated in a block.

Internally the property comprises, entrance porch with UPVC entrance door, lounge, modern fitted kitchen with integrated oven and hob, 2 bedrooms and well maintained bathroom suite with shower.

Benefiting from gas central heating via a combi boiler installed in 2018 and UPVC double glazing throughout. The property was also renovated in 2020 with new kitchen, bathroom, floor coverings and decoration.

Please note there is 81 years remaining on this lease term with a ground rent of £303PA.

Sure to prove extremely popular.

An ideal investment opportunity or first time buyer home.

Viewings are recommended.

AREA INFORMATION

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

Newton Hall is close to a good children's nursery, primary and secondary school 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 PORCH

UPVC entrance door leading to porch with radiator.

LOUNGE

14'11 x 11'0

Double radiator, alcove with shelving, coved ceiling and wall mounted electric fire.

KITCHEN

8'9 x 7'2

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated electric oven, ceramic hob and stainless steel extractor hood. Laminate ceiling, decor panelled walls and UPVC rear entrance door.

INNER HALLWAY

BEDROOM 1

12'3 x 11'8

Radiator.

BEDROOM 2

9'8 x 8'8

Radiator, cupboard housing central heating boiler and plumbed for automatic washing machine.

BATHROOM

White suite comprising, close coupled wc, vanity unit with inset wash hand basin, panel bath with mains fed shower over and glass screen, laminate ceiling, decor panelled walls and chrome heated towel rail.

REAR GARDEN

GARAGE IN BLOCK

Leasehold

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

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4519-0028-2100-0457-1202>

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Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Free Valuation!

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Financial Assistance

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

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THE PROPERTY OMBUDSMAN

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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: A
EPC Rating: C

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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.