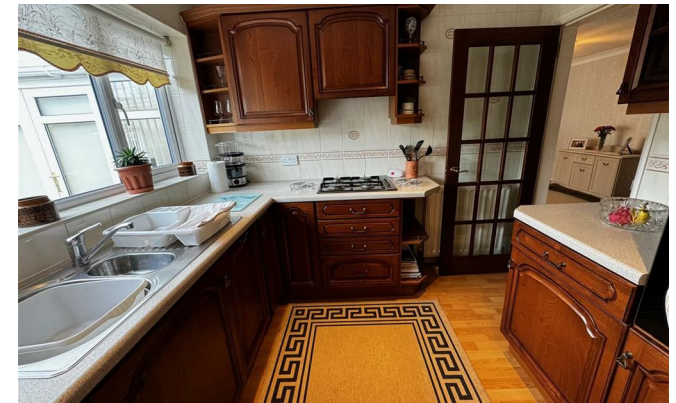


STUART EDWARDS



Cheveley Walk , Durham DH1 2AX

- DESIRABLE LOCATION
 - 2 BEDROOMS
- KITCHEN & BATHROOM
- LOW MAINTENANCE REAR GARDEN
- SEMI DETACHED BUNGALOW
- LOUNGE & CONSERVATORY
- GARAGE & BLOCK PAVED DRIVEWAY
- 2 MILES FROM DURHAM CITY

Offers In The Region Of £174,950



FULL DESCRIPTION

Semi detached bungalow situated in the highly desirable area of Belmont.

The well maintained living accommodation comprises: entrance hallway, spacious lounge leading to a UPVC double glazed conservatory overlooking the garden, fully fitted kitchen with appliances, two double bedrooms with fitted wardrobes and a fully fitted bathroom with shower.

Externally a large block paved driveway leads to an attached garage and a low maintenance rear garden with a large patio area.

Benefiting from gas central heating via a Worcester combi boiler, upgraded security alarm system, new consumer unit, new composite entrance door and double glazing throughout, some of which has recently been replaced.

Sure to prove very popular, therefore early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

Set just 2 and a half miles from beautiful, historic Durham City, Cheveley Walk will meet the needs of the most discriminating purchasers in terms of location.

Durham has so much to offer with its modern shopping and leisure facilities combined Cheveley Walk is close to a good primary and secondary school, library, playground, park, doctor and dental surgeries, pub and local shops including a post office.

Belmont is served with an excellent transport network with park and ride facilities into Durham, the A1(M) within a mile providing links North and South , and the Durham Railway Station providing access to the East Coast Mainline.

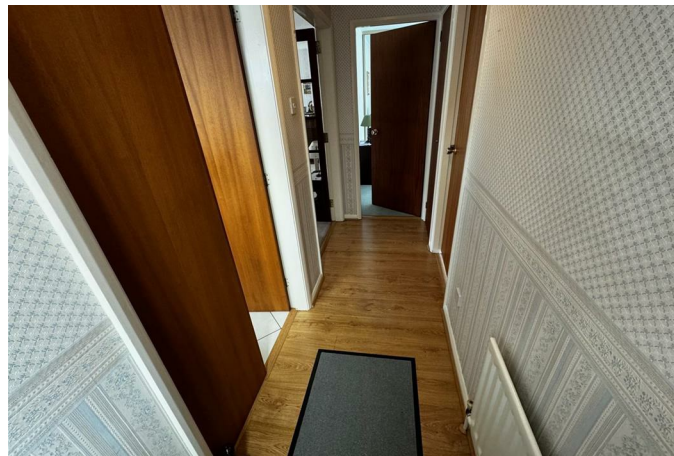
ENTRANCE HALLWAY

A green composite door leads to the entrance hallway with cloaks cupboard, laminate flooring, radiator and double doors leading to the lounge.

LOUNGE

19'1" x 15'8"

French polished feature fire surround with marble hearth, double radiator , coved ceiling and double glazed patio doors leading to the conservatory.



CONSERVATORY

10'5" x 10'7"

UPVC double glazed with double radiator and patio doors leading to the rear garden.

KITCHEN

10'0" x 9'3"

Range of wood wall and floor units with laminate worktops and inset one and a half bowl stainless steel sink unit. Integrated dishwasher, microwave, electric oven, gas hob and extractor hood. Double radiator and fully feature tiled walls.

BEDROOM 1

12'9" x 10'7"

Built-in cupboard and wall to wall fitted wardrobes with mirrored fronts.

BEDROOM 2

10'11" x 9'4"

Radiator and a range of fitted wardrobes.

BATHROOM

White suite comprising: low level wc, vanity storage units with inset wash hand basin, panel bath with mains fed shower over, radiator, extractor fan, fully tiled walls and ceramic tiled flooring.

GARDENS

To the front and rear with a large flagged patio area.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2100-3381-0722-0429-3843>

FREEDHOLD.

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

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

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

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 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.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

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: B
EPC Rating: C

Ground Floor

Approx. 78.3 sq. metres (842.9 sq. feet)



Total area: approx. 78.3 sq. metres (842.9 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

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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.