



Broome Road

, Durham DH1 1ND

- 2 BEDROOM SEMI DETACHED HOUSE
 - LOUNGE
 - MODERN SHOWER ROOM
 - LARGE REAR GARDEN
 - PARTIALLY BOARDED LOFT SPACE
- POPULAR & CONVENIENT LOCATION
 - SHAKER STYLE KITCHEN
 - DOUBLE BLOCK PAVED DRIVEWAY
 - NO ONWARD CHAIN
- PERFECT FIRST TIME BUYER PROPERTY

Asking Price £127,000





FULL DESCRIPTION

Semi detached house situated in the popular and highly sought after location of Carrville. Close to both the A1(M) motorway and A690 dual carriage way to provide excellent road links to both north and south of the region. An ideal first time buyer property and available with no onward chain.

Accessed via a UPVC entrance door, the internal living accommodation comprises, hallway, lounge with feature bow window and shaker style kitchen with integrated oven and hob. Stairs from the hallway lead to the first floor landing with storage cupboard housing the central heating boiler, 2 bedrooms and modern shower room.

Externally there's a double block paved driveway with gated access to provide of road parking. Low maintenance walled garden to the front and large garden with laid lawn and patio area to the rear.

Benefiting from gas central heating, security alarm, partially boarded out loft space with loft ladder and light, external water tap and UPVC double glazing throughout.

Viewings are strongly recommended.

AREA INFORMATION

Set just 2 and a half miles from beautiful, historic Durham City. Durham has so much to offer with its modern shopping and leisure facilities combined. Carrville is close good primary and secondary schools, children's nursery, library, playground, park, doctor and dental surgeries, pub and local shops including a post office. Durham Retail Park is also close by with a number of popular shops including Tesco's Supermarket.

Carrville is served with an excellent transport network with park and ride facilities into Durham. The A1(M) and A690 are within a mile providing links North and South and the Durham Railway Station providing access to the East Coast Mainline.

ENTRANCE

UPVC entrance door leading to hallway with double radiator, vinyl flooring and stairs to the first floor landing.

LOUNGE

18'0" x 10'9"

Double radiator and feature bow window.

KITCHEN

11'5" x 10'2"

Range of shaker style wall and floor units with contrasting laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven, hob and stainless steel extractor hood. Tiled splashbacks, vinyl flooring, plumbed for automatic washing machine, built-in storage cupboard, radiator and UPVC rear entrance door.



FIRST FLOOR LANDING

With loft access and cupboard housing the central heating boiler.

BEDROOM 1

12'5" x 10'9"

Radiator.

BEDROOM 2

11'9" x 9'10"

Radiator.

BATHROOM

7'10" x 4'11"

Modern suite comprising, low level wc, vanity unit with inset wash hand basin, walk-in shower cubicle with glass screen and mains fed shower, tiled walls and flooring, spot lighting and heated towel rail.

DOUBLE BLOCK PAVED DRIVEWAY

Situated at the front of the property to provide gated off road parking.

GARDENS

Low maintenance garden to the front with walled boundary. The rear garden large with laid lawn, paved patio area and pathway, storage shed and fenced boundaries.

FREEDHOLD.

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

EPC.

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2280-3035-1202-9604-4204>

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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

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

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

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!

FINANCIAL ASSISTANCE

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

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

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: A
EPC Rating: B

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

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

