

**STUART  
EDWARDS**

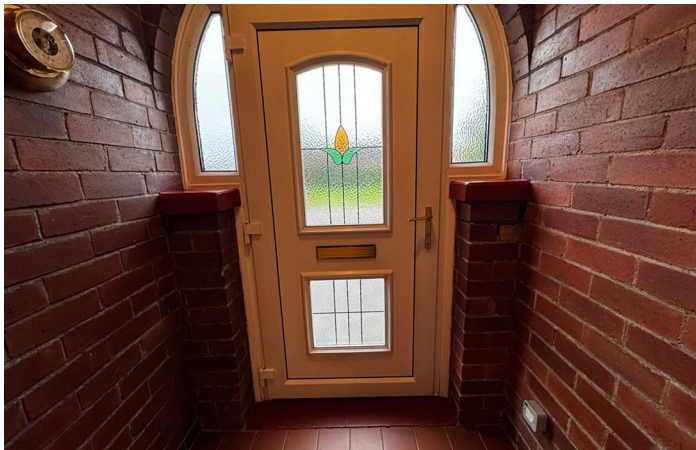


**Sunderland Road**  
, Gilesgate DH1 2QH

- EXTREMELY RARE TO THE MARKET
- DETACHED DORMER BUNGALOW
- LARGE DRIVEWAY & 2 GARAGES
  - NEW ROOF
  - NO ONWARD CHAIN
- 1 MILE FROM DURHAM CITY CENTRE
  - 3 BEDROOMS
  - WELL LAID GARDENS
- MODERN CENTRAL HEATING SYSTEM

**Offers Over £300,000**





## FULL DESCRIPTION

An extremely rare opportunity to acquire a prominently positioned, detached dormer bungalow within 1 mile of Durham City Centre.

The property has been well maintained throughout with modern combi boiler, UPVC double glazing throughout and newly fitted slate roof.

Internally the rooms are configured to create a flexible family living space. The front entrance lobby leads to a decorative stained glass door leading to the spacious hallway, cloakroom/wc, lounge with feature fireplace, separate dining room which could be used as a bedroom, a further ground floor bedroom with feature bay window and fitted wardrobes, wet room and fitted kitchen with dining area and utility.

A conventional staircase leads to a spacious landing, a perfect home office space which then leads to a first floor bedroom and storage room.

Externally, double wrought iron gates lead to a large block paved driveway providing ample off road parking, well laid garden and attached garage. The rear garden is enclosed and has an additional garage/workshop, large timber shed, laid lawn and patio area.

This is a well located property with a great amount of potential.

Available with early vacant possession and onward chain.

Sure to prove extremely popular amongst purchasers, therefore early viewings are strongly recommended to avoid disappointment.

## AREA INFORMATION

Conveniently located within easy walking distance of Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilda's and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Belmont Comprehensive School and the Sixth Form Centre is located at The Sands in the centre of Durham.

St. Margaret's Primary School and the Durham Johnson Secondary School, both of which are rated as "Outstanding" by Ofsted are located just over 1 mile away. Durham Johnson School is one of the highest rated secondary schools in the North of England.

Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The cobbled streets of the city centre are lined with a wide range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles the Castle and Cathedral and 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.

## ENTRANCE LOBBY

With UPVC entrance door and wood internal entrance door with decorative stained glass panels which was an original feature to the property when built and it leads to the hallway.

## SPACIOUS HALLWAY

With wood flooring, coved ceiling, dado rail, double radiator and wood doors leading to all rooms.

## CLOAKROOM/WC

White suite comprising, low level wc, single radiator and half tiled walls.

## LOUNGE

13'7 x 12'2

Modern feature fire surround and inset electric fire, coved ceiling, double radiator, dado rail, wood flooring and feature bay window.

## DINING ROOM/BEDROOM

10'10 x 8'4

Wood flooring, coved ceiling, dado rail, double radiator and built-in under stair storage cupboard.

## BEDROOM

13'10 x 10'10

Wood flooring, coved ceiling, dado rail, double radiator, feature bay window and two built-in wardrobes.

## KITCHEN/BREAKFAST ROOM

11'11 x 9'10

Range of white wall and floor units with black contrasting laminate worktops, upstands and inset stainless steel sink and drainer unit. Integrated stainless steel oven with gas hob and extractor hood. Tiled splashbacks, ceramic tiled flooring and door to utility. Dining area with radiator, built-in storage unit with shelving and space for a breakfast table.

## UTILITY

With ceramic tiled flooring, single radiator and plumbed for automatic washing machine.

## WET ROOM

White suite comprising, pedestal wash hand basin, mains fed shower, anti-slip floor with drainage, fully tiled walls, double radiator and extractor fan.

## FIRST FLOOR

With a conventional staircase leading to a spacious landing.

## SPACIOUS LANDING

15'11 x 10'8

With double radiator and two Velux windows.

Because of its size, this space would be suitable for a variety of uses, namely a home office space.

## BEDROOM

16'3 x 8'4

With double radiator and two Velux windows.

## STORAGE ROOM

## LARGE BLOCK PAVED DRIVEWAY

Providing ample off road parking.

## ATTACHED GARAGE

With roller doors to both ends of the garage. Additionally it has power and lighting and a ladder provides access to the loft space to provide storage.

#### SECOND GARAGE/WORKSHOP

Is situated in the rear garden, detached from the property. This garage has a up and over door and is accessed via a side gate in the rear garden.

#### GARDENS

To the front a double wrought iron gates provide access to the the driveway with laid lawn to the side and mature plants , shrubs and trees. The rear garden is enclosed ad has a laid lawn, flower beds, paved patio and large timber storage shed.

#### 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/0380-2217-8490-2025-7651>

#### 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.

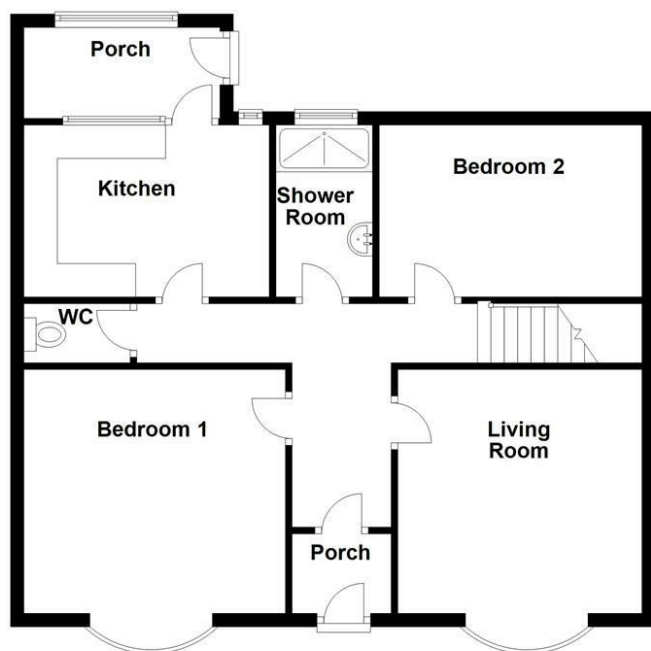


**Council Tax Band: C**  
**EPC Rating: D**



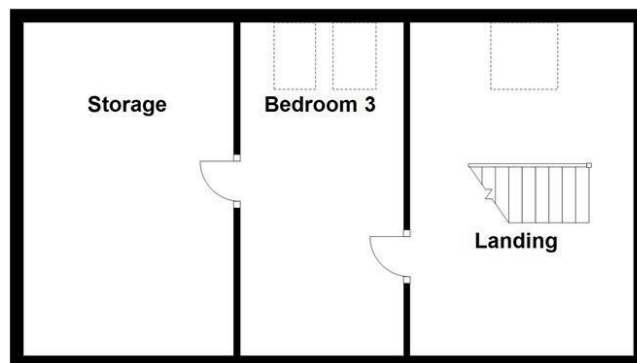
#### Ground Floor

Approx. 85.9 sq. metres (924.6 sq. feet)



#### First Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



Total area: approx. 115.2 sq. metres (1240.2 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,  
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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.