

STUART EDWARDS



Front Street

Croxdale, Durham DH6 5HY

- STONE BUILT MID TERRACED HOUSE
 - 2 BEDROOMS
 - FITTED KITCHEN
- FRONT AND REAR GARDENS
 - NO ONWARD CHAIN
- EXCELLENTLY POSITIONED
- LOUNGE THROUGH DINING ROOM
 - BATHROOM WITH SHOWER
 - EXCELLENT ROAD LINKS
- GAS CH VIA NEW COMBI BOILER

Asking Price £89,950





Full Description

Excellently positioned, stone built mid terraced house. Affordably priced this is an excellent first time buyer property or investment opportunity. Well presented the internal living accommodation comprises: entrance lobby, lounge/dining room, fitted kitchen and rear entrance lobby. To the first floor there's a landing, 2 double bedrooms and a family bathroom suite. Externally there's on street parking, front garden and yard area with timber storage shed to the rear. Gas central heating via a newly installed combi boiler. Croxdale is situated close to the A167 providing exceptional road links to both the north and south of the region. The A1(M) motorway is also within easy reach. Available with no onward chain and situated in a popular location. Viewings are recommended.

Entrance Lobby

Leading to the lounge.

Lounge/Dining Room

18'0" x 14'4"

Two radiators, under stair storage cupboard and wall mounted gas fire with back boiler.

Kitchen

10'9" x 9'1"

Range of wall and floor units with laminate worktops with stainless steel single drainer sink unit. Plumbed for automatic washing machine.

Rear Entrance Lobby

With radiator and stairs to the first floor landing.

Landing

Radiator

Bedroom 1

16'2" x 12'0"

Radiator.

Bedroom 2

15'1" x 9'8"

Radiator.

Bathroom

Ivory suite comprising: low level wc, wash hand basin, panel bath with electric shower over and radiator.

Garden

Front garden and rear yard with timber storage shed.

EPC Information

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9041-2807-7292-9305-1181>

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.

Tenure - Freehold

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

Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Website

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on 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 Advice

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 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.

Thank you

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: E



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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.