

**STUART  
EDWARDS**



## Coniston Close

Belmont, Durham DH1 2UQ

- MODERN EXTENDED DETACHED HOUSE
  - 2 BEDROOMS
  - BATHROOM WITH SHOWER
  - LOW MAINTENANCE GARDENS
- 2 RECEPTION ROOMS
  - RECENTLY REFITTED KITCHEN WITH NEW COMBI BOILER
  - GARAGE AND LONG DRIVEWAY
  - HIGHLY SOUGHT AFTER LOCATION

**Asking Price £185,000**







### FULL DESCRIPTION

Modern extended detached house situated in the highly sought after location of Belmont.

In ready to move into condition, this well maintained property is accessed via an entrance porch with composite security entrance door leading to the lounge with open staircase. The extensive kitchen/breakfast room was re-fitted in August 2024 and has space for a dining table. In addition there is a further sitting/dining room which enjoys views over the rear garden. The open staircase from the lounge leads to the first floor landing with access to the boarded loft space for storage, 2 bedrooms and bathroom with double walk-in shower cubicle.

Externally the recently re-fitted block paved driveway provides ample off road parking and leads to the single garage with remote controlled garage door.

There are low maintenance gardens to both the front and rear. The rear garden has a paved patio area, decking and access door to a utility/storage room to the rear of the garage.

Benefiting from a gas central heating boiler installed in 2023 and UPVC double glazing throughout.

Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended.

This is an opportunity not to be missed!





## AREA INFORMATION

Set just 2 and a half miles from the beautiful, historic Durham City, Coniston Close will meet the needs of the most discriminating purchasers in terms of location. Coniston Close is close to Cheveley Park Primary School, St Thomas Moor Catholic School and the newly constructed Belmont Campus providing nursery, primary and secondary school education.

Belmont has its own library, playground, park, doctor and dental surgeries, pub and local shops including a post office.

Coniston Close also boasts fantastic countryside walks on its doorstep.

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

## ENTRANCE PORCH

With UPVC double glazed windows and composite security entrance door leading to the lounge.

## RECEPTION ROOM 1

13'1" x 13'9"

Double radiator, electric feature fire, coved ceiling and open staircase to the first floor landing. Internal door with glass panels leading to the kitchen/diner.

## KITCHEN/BREAKFAST ROOM

7'9" x 10'5"

Recently installed range of white wall and floor units with laminate worktops, upstands and inset stainless steel sink with mixer tap. Integrated electric oven with gas hob and stainless steel extractor canopy. Chrome switches and sockets, plumbed for automatic washing machine, coved ceiling and herringbone flooring. The dining area has space for a dining table and has a modern vertical radiator. Glass door leads to reception room 2.

## RECEPTION ROOM 2

8'4" x 10'5"

Overlooking the rear garden with double radiator and UPVC double glazed rear entrance door.

## FIRST FLOOR LANDING

With access to boarded out loft space for storage.

## BEDROOM 1

9'11" x 13'9"

Built-in storage cupboard, double radiator and a range of modern fitted wardrobes with sliding doors.

## BEDROOM 2

10'11" x 7'9"

Double radiator.

## BATHROOM

6'5" x 5'7"

White suite comprising, close coupled wc, pedestal wash hand basin, double walk-in shower cubicle with mains fed overhead rainfall shower with additional hand held showerhead, extractor fan, fully tiled walls and chrome heated towel rail.

## GARAGE & DRIVEWAY

16'0" x 8'2"

Re-paved long driveway providing ample off road parking which leads to a single garage with remote controlled door.

## UTILITY/ STORAGE ROOM

6'0" x 8'2"

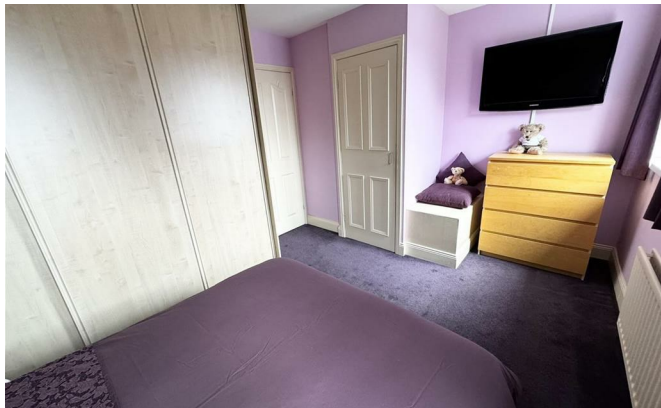
Situated to the rear of the garage and with access door from the rear garden.

## GARDENS

Low maintenance gravelled garden with established planting and block paved pathway to the front entrance. Accessed via a wrought iron gate to the side, the rear







garden has a paved patio area, decking, raised planter beds and is enclosed providing a good degree of privacy.

#### **EPC.**

EPC Rating -

EPC Link -

#### **FREEHOLD.**

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

#### **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: B  
EPC Rating: D



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.