



Belle Vue

Quarrington Hill, Durham DH6 4QE

- SEMI DETACHED HOUSE
- LOUNGE & KITCHEN
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- CLOAKROOM/WC & BATHROOM
- FRONT AND REAR GARDENS
- SEMI RURAL VILLAGE

Offers In The Region Of £89,950

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

Semi detached house available with early vacant possession and no onward chain. An ideal investment opportunity or first time buyer property.
The internal living accommodation comprises: entrance lobby, lounge with bow window, fitted kitchen with integrated oven and hob and downstairs cloakroom/WC. Stairs from the entrance lobby leads to the first floor landing with 2 double bedrooms and bathroom.
Externally a driveway leads to a detached garage to provide off road parking and there are gardens to the front and rear.
Gas central heating and UPVC double glazing throughout.
Quarrington hill is a semi rural village approximately 7 miles from Durham City. Having countryside walks on its doorstep and the A1(M) motorway and a19 are also within easy reach for commuting throughout the region.
Viewings are recommended.

ENTRANCE LOBBY

Entrance door to lobby and stairs to the first floor landing.

LOUNGE

45'11" x 9'10" x 42'7" x 26'2"
UPVC double glazed bow window, radiator and wall mounted feature fire.

KITCHEN

11'0 x 7'4
Range of wall and floor units with solid wood worktops and inset single drainer sink unit. Integrated electric oven and ceramic hob.

CLOAKROOM/WC

Close coupled wc and pedestal wash hand basin.

FIRST FLOOR LANIDNG

BEDROOM 1

14'6 x 10'8
Radiator and built-in cupboard housing the central heating boiler.

BEDROOM 2

11'1 x 10'2
Radiator.

BATHROOM

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath and radiator.

DETACHED GARAGE

GARDENS

EPC.

EPC Rating - D
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8835-6724-8400-0378-9222>

FREEHOLD.

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

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.