



## Bainbridge Street

, Durham DH1 1NA

- MID TERRACED HOUSE
- NO ONWARD CHAIN
- BATHROOM WITH SHOWER
- 2 MILES FROM DURHAM CITY
- 2 BEDROOMS
- LOUNGE & KITCHEN
- DETACHED GARAGE
- SORT AFTER LOCATION

Asking Price £115,000





## Council Tax Band: A

### EPC Rating: C

#### FULL DESCRIPTION

Mid terraced house, available with early vacant possession and no onward chain. This is a perfect first time buyer home or well located investment opportunity.

Accessed via a glazed UPVC entrance door leading to the lounge with feature fireplace and opening onto the fitted kitchen with integrated oven and hob and rear entrance porch. Stairs from the lounge lead to the first floor landing, 2 bedrooms and full bathroom suite with shower.

Externally there is on street parking to the front.. Whilst over the lane to the rear there is a detached garage.

Benefiting from gas central heating an UPVC double glazing.

Carrville always proves a popular location amongst buyers.

Early 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.

#### LOUNGE

15'8" x 15'1"

UPVC entrance door leading to lounge with coved ceiling, single radiator, double radiator, laminate flooring, feature fireplace and stairs to the first floor. Opening onto

#### KITCHEN

7'3" x 12'8"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven with gas hob and extractor hood. Tiled splashbacks, plumbed for automatic washing machine and tiled flooring.

#### REAR ENTRANCE PORCH

Tiled flooring and UPVC rear entrance door.

#### FIRST FLOOR LANDING

##### BEDROOM 1

9'10" x 12'8"

Coved ceiling, radiator and a range of fitted wardrobes.

##### BEDROOM 2

15'11" x 5'8"

Double radiator and loft access.

#### BATHROOM

5'4" x 9'6"

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with electric shower over, décor panelled splashbacks, tiled flooring, radiator and spot lighting.

#### REFURBISHED DETACHED GARAGE

(Due to be refurbished)

Located over the lane to the rear.

#### EPC.

EPC Rating - EPC

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2578-0034-6213-5220-5234>



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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.