

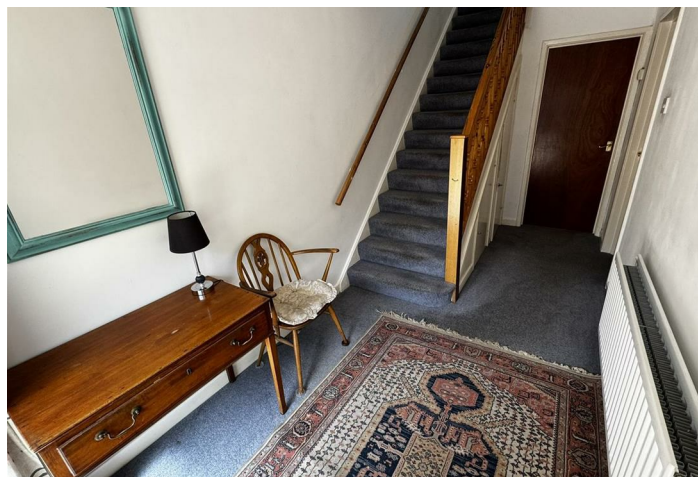


Wearside Drive

Durham City, Durham DH1 1LE

- SPACIOUS SEMI DETACHED HOUSE
 - 5 BEDROOMS
 - KITCHEN & UTILITY ROOM
- DOUBLE DRIVEWAY & GARAGE
- MAGNIFICANT REAR VIEWS
- CLOSE TO CITY CENTRE AMENITIES
 - LOUNGE & DINING ROOM
- BATHROOM & DOWNSTAIRS WC
- ENCLOSED GARDENS
- NO ONWARD CHAIN

Asking Price £325,000





AREA INFORMATION

The property is located in a quiet cul-de-sac of Wearside Drive which is situated in the "Sands" area of Durham City.

There is a large area of recreational land about 2 minutes walk away from the property - this is a fantastic space available for families and children. There is also a children's playground within close proximity.

The city centre shops, marketplace, library, cinema, theatre, railway station, bus station, cathedral and leisure centre with swimming pool and gym are all within walking distance. A network of riverside footpaths and walks are also within easy walking distance.

Durham City is delightful with its cobbled streets and its varied amenities which include the marketplace, a range of local and regional retailers and a number of well-regarded restaurants and bars. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks. It lies approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The A1(M) Motorway and A690 Dual Carriage Way is just 3 miles away.

Durham City benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as IGS, Durham High and Bow private schools and the Choristers.

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral. The meandering River Wear which circles around the Castle and Cathedral 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 also well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE HALLWAY

UPVC entrance door with side panel leading to the hallway with double radiator, under stairs storage cupboard and stairs leading to the first floor.

LOUNGE

14'5" x 13'3"

Tiled feature fireplace with inset living flame gas fire, double radiator and coved ceiling.

DINING ROOM

10'5" x 9'5"

Sliding doors from the lounge lead to the dining room with radiator and coved ceiling.

KITCHEN

10'5" x 10'4"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Electric cooker with tiled splashback and extractor above. Double radiator.

UTILITY ROOM

10'5" 7'10"

Laminate worktop, Belfast sink with mixer tap, plumbed for automatic washing machine, floor standing gas fired central heating boiler, UPVC rear entrance door and internal door to the integral garage..

CLOAKROOM/WC

Low level wc, wash hand basin and tiled floor.

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM 1

11'5" x 13'9"

On the rear elevation with a large wide window providing wonderful levels of natural light and magnificent views.

This bedroom is large enough for a super king bed and accompanying furniture.

Radiator.

BEDROOM 2

13'5" x 11'5"

On the front elevation with a built in cupboard and radiator.

This bedroom is large enough for a super king bed and accompanying furniture.

BEDROOM 3

12'9" x 7'10"

Double bedroom on the front elevation with fitted wardrobes and radiator.

BEDROOM 4

10'5" x 8'3"

Double bedroom on the front elevation with a bulk head cupboard and radiator.

BEDROOM 5/OFFICE

12'9" x 6'6"

This room is on the rear elevation and is currently used as a study but could also be used as a single bedroom.

The window is wide with lovely views.

Radiator.



BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, tiled walls and double radiator.

LOFT

Boarded out with lighting.
Currently used for storage.
Accessed by drop down ladder.

ATTACHED GARAGE

18'0" x 7'10"

With power, lighting and up and over door.
Accessible from the utility room.

BLOCK PAVED DRIVEWAY

GARDENS

Walled garden to the front whilst the rear is enclosed, providing a good degree of privacy and has laid lawn, paved patio area and has mature planted borders of shrubs and trees including an apple tree.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/7134-3421-6400-0003-2222>

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.

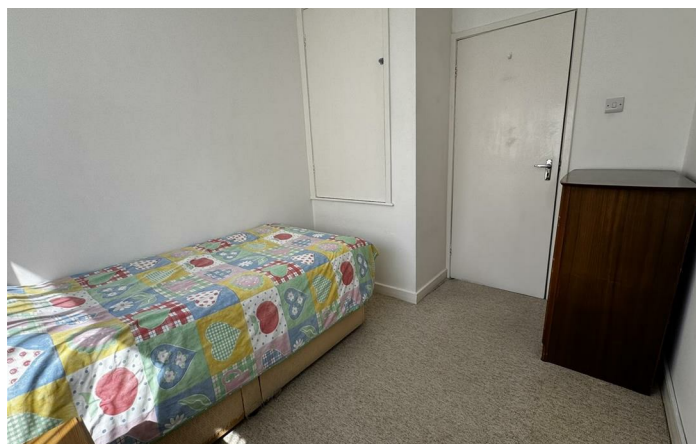
NKS.

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.



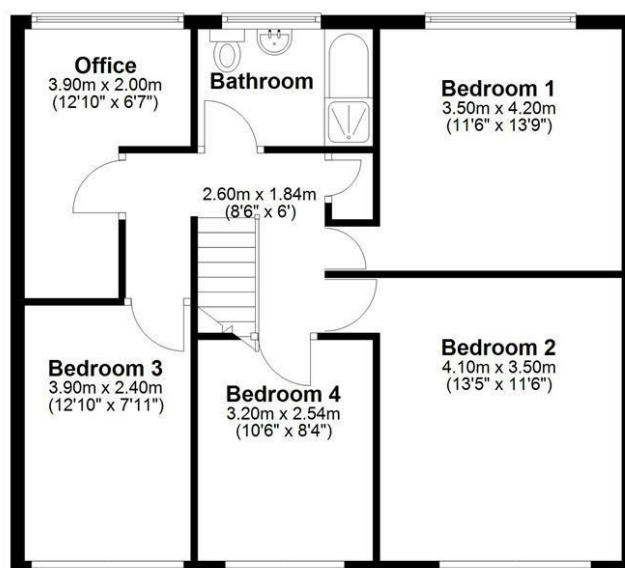
Council Tax Band: D
EPC Rating: D



Ground Floor



First Floor



Total area: approx. 136.3 sq. metres (1467.0 sq. feet)
35 Wearside Drive, The Sands, Durham

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

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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.