

**STUART
EDWARDS**



Durham Terrace

Framwellgate Moor, Durham DH1 5EH

- POPULAR, CONVENIENT LOCATION
 - 2 DOUBLE BEDROOMS
- KITCHEN WITH INTEGRATED OVEN & HOB
 - FRONT GARDEN & REAR YARD
 - 2 MILES FROM DURHAM CITY
- MID TERRACE HOUSE
 - LOUNGE & CONSERVATORY
- BATHROOM WITH CORNER BATH & SHOWER
 - NO ONWARD CHAIN
 - OFF ROAD PARKING

Asking Price £119,950

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

Located on the sought-after Durham Terrace, this well-maintained two-bedroom property offers comfortable and practical living within easy reach of Durham City Centre and Durham University. Recently updated, the home features a bright living and dining area, a modern fitted kitchen with integrated appliances, and a contemporary bathroom finished to a good standard. Both bedrooms are spacious doubles, making the property ideal for professionals, couples, or small families. Externally there's a front garden, rear yard and a hardstanding providing off road parking. The property also benefits from double glazing and gas central heating via a combi boiler. Situated approximately 2 miles north of Durham City, the highly sought after Framwellgate Moor will meet the needs of the most discriminating purchasers in terms of location. Framwellgate Moor is close to a good children's nursery, primary and secondary school and local shops. The University hospital of North Durham and Arncliffe Centre Retail Park also lie within close proximity. A well-presented home in a convenient and desirable part of Durham early viewing is recommended.

LOUNGE

12'2" x 14'2"

Feature fireplace with inset electric fire, double radiator, spot lighting coved ceiling and UPVC double glazed French doors to the conservatory.

CONSERVATORY

9'6" x 12'2"

UPVC double glazed with tiled flooring, double radiator and UPVC double doors to the front of the property.

KITCHEN

9'8" x 10'5"

Range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, hob and extractor hood. Two double radiators, tiled splashbacks, laminate flooring, UPVC rear entrance and stairs to the first floor landing.

UTILITY AREA

Laminate worktop, plumbed for automatic washing machine and wall mounted combi boiler.

FIRST FLOOR LANDING

With access to the loft space.

BEDROOM 1

12'5" x 14'4"

Double radiator.

BEDROOM 2

10'7" x 8'7"

Double radiator.

BATHROOM

Close coupled wc, pedestal wash hand basin, corner bath with overhead shower, tiled walls and floor, spot lighting and chrome heated towel rail.

EXTERNALLY

Front garden and rear yard.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/6334-7423-4400-0635-0222>

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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.

