

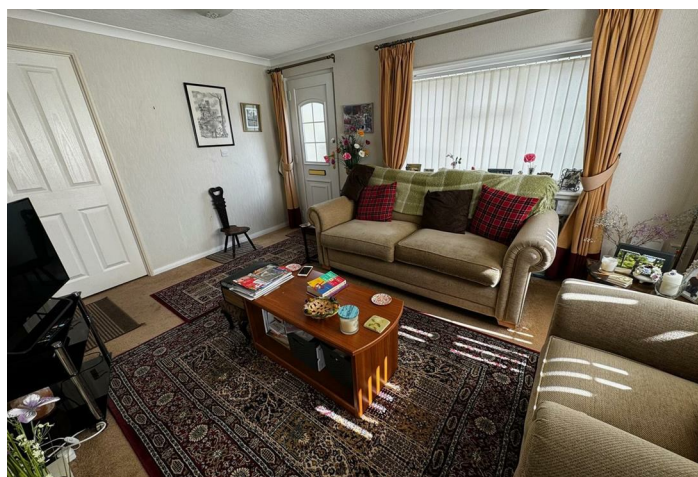
STUART EDWARDS



Low Carrs Park , Durham DH1 5HG

- WELL PRESENTED RETIREMENT HOME
 - 2 BEDROOMS
- KITCHEN WITH SOME APPLIANCES
 - PET-FRIENDLY SITE
 - VERY CONVENIENT LOCATION
- AVAILABLE TO OVER 50s
- LOUNGE/DINING ROOM
- MODERN SHOWER ROOM
- LOW MAINTENANCE GARDEN - PARKING
- 2 MILES FROM DURHAM CITY

Offers Around £82,500





FULL DESCRIPTION

Well presented detached retirement home, available to purchasers over the age of 50. With a newly insulated and rendered exterior the internal living accommodation comprises: lounge, dining room, fitted kitchen with some integrated appliances, 2 double bedrooms both having a range of fitted wardrobes and modern shower room. Externally there is designated parking and a low maintenance garden with fenced boundaries. Having LPG gas central heating with radiators to all rooms, white UPVC facias with rainwater goods and UPVC double glazing throughout. The seller is willing to include all furniture and furnishings if needed. Viewings are recommended.

AREA INFORMATION

Situated approximately 2 miles north of Durham City, the highly sought after area of Framwellgate Moor will meet the needs of the most discriminating purchasers in terms of location. Framwellgate Moor is close to local shops, The University hospital of North Durham and Arnison Centre Retail Park also lie within close proximity. Durham City is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. 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 well known for its high achieving private and state schools as well as the world renowned Durham University. Also the A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region. Viewings are recommended.

LOUNGE

14'2" x 10'9"

UPVC entrance door.

Double radiator and modern feature fire surround with inset electric fire.

DINING ROOM

7'10" 7'6"

Double radiator.

KITCHEN

10'2" x 9'3"

Range of wall and floor units with inset stainless steel single drainer sink unit. Integrated fridge, freezer and gas hob with electric oven. Plumbed for automatic washing machine and UPVC rear entrance door.

INNER HALLWAY

With cloaks cupboard.

BEDROOM 1

10'0" x 9'3"

Radiator and built-in wardrobes.

BEDROOM 2

9'3" x 6'11"

Radiator and built-in wardrobes.

BATHROOM

White suite comprising: low level wc, wash hand basin, shower cubicle with mains fed shower, laminate splashbacks, tiling and radiator.

GARDEN

Low maintenance garden with fenced boundaries.

DESIGNATED PARKING

ADDITIONAL INFORMATION

EPC Exempt.

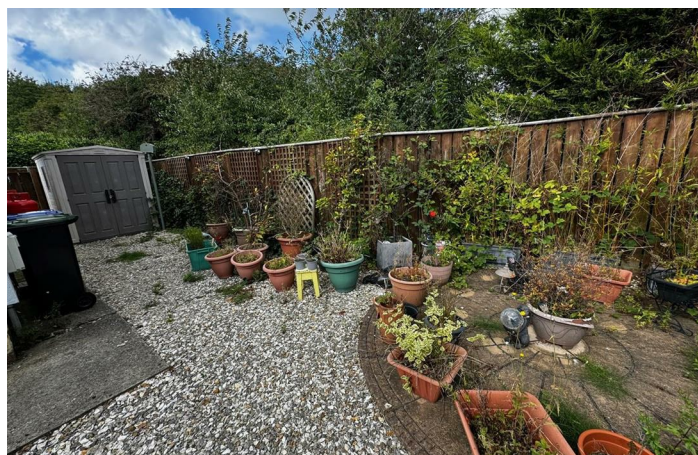
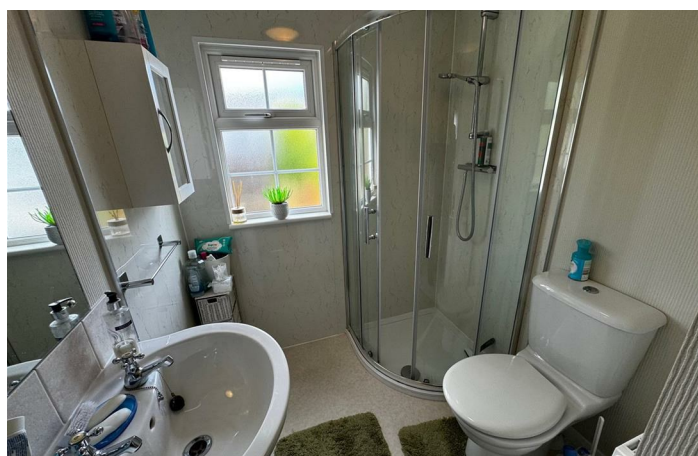
Council Tax Band A

Leasehold

Ground Rent £182.45 per month including water and sewerage.

LEASEHOLD.

We have been informed that the property is Leasehold. Buyers will be given a new 100 year lease on the date of purchase.



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.

EPC INFORMATION

EPC Rating - F

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2130-4000-2170-6111>

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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.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!

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: A
EPC Rating: F

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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.