



Stuart Edwards
ESTATE AGENTS

8 EAST VIEW, SHERBURN HILL, DURHAM, DH6 1PL
FOR SALE £115,000

DURHAMS MOST EXPERIENCED PROPERTY PROFESSIONALS





FULL DESCRIPTION

An exceptional mid terraced house, improved and refitted to a very high standard by its current owners. The living accommodation comprises: Entrance lobby, lounge, separate dining room and extensively fitted kitchen with integrated oven and hob. To the first floor: landing: 2 bedrooms and luxury family bathroom suite with step-in shower and free standing contemporary bath. A conventional stair case leads to a loft conversion with box room and a further two rooms.

Externally there's a small garden to the front and decked patio yard to the rear.

Benefiting from gas central heating with combi boiler installed on November 2019, recently installed dark grey UPVC double glazing with a ten year guarantee and updated electrics with many unique features. It is also worth noting that all carpets, light fittings and curtains are included in the sale price.

Sherburn Hill is situated approximately 5 miles east of Durham City Centre. The A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region. A wide range of local amenities are close by including, retail shops, supermarkets and good primary and secondary schools.

Viewings are recommended.



ENTRANCE

Decorative entrance canopy with security door leading to lobby.

LOUNGE

15' 7" x 13' 9" (4.75m x 4.19m) Recessed feature fireplace with tiled hearth and inset multi fuel burner. Fitted bookshelves and cabinets, radiator, slate tiled wall and spot lighting.

DINING ROOM

15' 7" x 12' (4.75m x 3.66m) Recessed feature fire surround with inset multi fuel burner, mirrored wall, radiator, slate tiled wall, under stair storage cupboard, concealed lighting and wiring for tv point. Double glazed patio doors leading to the rear yard.



KITCHEN

12' 10" x 6' 10" (3.91m x 2.08m) Range of wall and floor units with laminate worktops and inset one and a half bowl stainless steel sink unit. Integrated electric oven, hob and stainless steel extractor hood. Plumbed for automatic washing machine, laminate ceiling, feature tiled splashbacks, vented for tumble dryer and chrome heated towel rail.

FIRST FLOOR LANDING

With double radiator.

BEDROOM 1

14' 3" x 10' 8" (4.34m x 3.25m) Range of fitted bedroom furniture, double radiator and built-in storage cupboard.

BEDROOM 2

12' x 12' 3" (3.66m x 3.73m) Range of fitted bedroom furniture, double radiator and built-in storage cupboard.

LUXURY BATHROOM SUITE

White suite comprising: low level wc, wash hand basin, free standing bath, step-in shower with multi functional shower, built-in laundry basket, contemporary tiled walls and flooring, shelving with feature lighting, spot lighting, extractor fan, roller blind and cupboard housing central heating boiler.

2ND FLOOR

Accessed via a conventional staircase

BOX ROOM

7' 9" x 4' 8" (2.36m x 1.42m)





ROOM

9' 6" x 7' 4" (2.9m x 2.24m) Radiator and laminate flooring.

ROOM

9' x 7' 9" (2.74m x 2.36m) Radiator and laminate flooring.

EXTERNALLY

Small garden to the front whilst there is a decked patio yard to the rear with power point, outside tap and exterior lighting.

TENURE - 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.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

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 ADVICE

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.

THANK YOU

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.