

**STUART
EDWARDS**



Low Carrs Park

, Durham DH1 5HG

- DETACHED RESIDENTIAL PARK HOME
 - ALL YEAR ROUND LIVING
- LOUNGE WITH ELECTRIC FIRE
 - OFF ROAD PARKING
- AVAILABLE TO OVER 50s
- 2 DOUBLE BEDROOMS WITH WALK-IN WARDROBES
- BATHROOM WITH BATH & SHOWER
- 2 MILES FROM DURHAM CITY

Asking Price £84,950

Council Tax Band: A
EPC Rating: E

FULL DESCRIPTION

Nestled within the sought-after community at Low Carrs, this home offers an idyllic lifestyle just 2 miles from Durham City Centre. Residents enjoy a friendly, over-50s environment with low-maintenance living, beautifully maintained grounds, and a strong sense of community. You're surrounded by excellent local amenities, including shops, parks, healthcare facilities, and leisure options, while benefiting from superb road links for easy travel to Newcastle, Sunderland, and beyond.

The internal living accommodation comprises: lounge with electric fire, fitted kitchen with integrated oven and hob, inner hallway, bathroom with shower and 2 bedrooms both having a walk-in wardrobe with fitted storage.

Having LPG gas central heating with radiators to all rooms, white UPVC facias with rainwater goods and UPVC double glazing throughout.

This is an excellent opportunity to acquire comfortable, hassle free living in one of Durham's most convenient park home locations. Viewings are highly recommended to fully appreciate the comfort this wonderful home has to offer.

LOUNGE

14'6" x 9'4"

Feature fire place with surround and inset electric fire, double radiator, coving and upvc double glazed entrance door..

KITCHEN

13'3" x 9'3"

Range of floor and wall units with laminate worktop and inset sink unit with mixer tap. Integrated electric oven, integrated gas hob and extractor hood. Tiled splashbacks, laminate and vinyl flooring, coving, double radiator and upvc double glazed door,

INNER HALLWAY

Coving and storage cupboard.

BEDROOM 1

9'3" x 8'2"

Double radiator, coving and walk in wardrobe with fitted furniture and double radiator.

BEDROOM 2

9'9" x 6'11"

Double radiator, coving and walk in wardrobe with fitted furniture and double radiator.

BATHROOM

6'7" x 5'5"

Panel bath with overhead shower and glass screen, tiled flooring and walls, wash hand basin, low level w.c, coving, double radiator and extractor fan.

EXTERNALLY

One off road parking space and a patio yard.

LEASEHOLD.

We have been informed that the property is Leasehold with an indefinite term. Site fees are £201 per month and include water.

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.



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.

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

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com