

# STUART EDWARDS



## Low Carrs Park , Durham DH1 5HG

- DETACHED RESIDENTIAL PARK HOME
  - ALL YEAR ROUND LIVING
  - LOUNGE WITH ELECTRIC FIRE
  - MODERN SHOWER ROOM
  - OFF ROAD PARKING FOR 2 CARS
- AVAILABLE TO OVER 50s
  - 1 DOUBLE BEDROOM
- KITCHEN/BREAKFAST ROOM
- LANDSCAPED GARDENS
- 2 MILES FROM DURAM CITY

Asking Price £60,000





## FULL DESCRIPTION

Beautifully Presented Detached Park Home at Low Carrs, Durham.

Discover the perfect blend of peaceful retirement living and modern convenience in this stunning detached residential park home, exclusively available to owner-occupiers over 50 years old. 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.

Internally the property feels bright, spacious, and move-in ready, it enjoys a lounge with cosy electric fire leading through to a modern fitted kitchen/diner with breakfast bar, double bedroom and shower room.

Externally off road parking is available for two cars and there are landscaped gardens to all four sides of the property.

Having LPG gas central heating via a combi boiler installed in 2022 with radiators to all rooms, white UPVC fascias 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 quality and comfort this wonderful home has to offer.

## LOUNGE

10'5" x 9'9"

Front access door leading to the carpeted lounge with double glazed windows to the front and side, double radiator and electric fire.

## KITCHEN/DINER

11'3" x 9'9"

Range of wall and floor units incorporating breakfast bar with wood effect worktops, upstands and inset stainless steel sink and drainer unit with mixer tap. Built-in cupboard housing the central heating boiler, plumbed for automatic washing machine, radiator and vinyl flooring.

### SHOWER ROOM

5'1" x 6'2"

Close coupled wc, pedestal wash hand basin, walk-in shower cubicle with electric shower, laminate walls, decorative vinyl flooring, radiator and double glazed rear window..

### DOUBLE BEDROOM

6'11" x 9'9"

Carpeted with a range of fitted storage, radiator and double glazed side window.

### OFF ROAD PARKING

For two cars.

### GARDENS

Landscaped gardens to all four sides of the property, well maintained with laid lawn, gravelled areas paving and a mixture of wildflowers and shrubs.

### COMMUNAL GARDEN

A lawned garden available to be used by all residents on the site.

### LEASEHOLD.

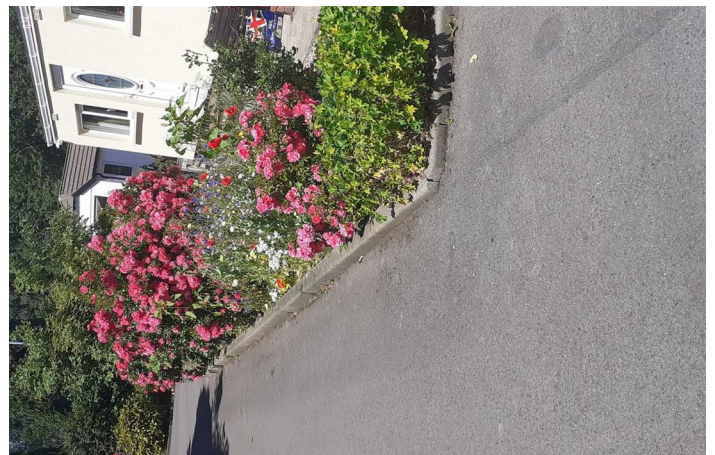
We have been informed that the property is Leasehold with an indefinite term. Site fees are £201 per month and include water.

### 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.



### 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.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### 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:**

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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.