

KAN MOVE

Estate Agents

2 bed Upper Floor Flat Flat for sale - £88,000

Canterbury Road - Durham



Council Tax Band: A

EPC Rating: C

NO ONWARD CHAIN SOLD WITH VACANT POSSESSION EXTENDED LEASE Situated within a short bus journey to Durham City and the Arnison Centre. Popular location within the residential estate of NEWTON HALL, Canterbury Road, DURHAM, Two bedroom first floor Flat with single garage in a block and garden to the front. Entrance vestibule, Stairs to first floor landing, Lounge, Kitchen, Bathroom, Two bedrooms. Fully Double glazed, Gas fired central heating system.



1 Bathrooms

2 Beds

- TWO BEDROOM FIRST FLOOR FLAT WITH SINGLE GARAGE
- POPULAR LOCATION, NEWTON HALL, DURHAM
- KITCHEN AND LOUNGE
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GARDEN TO THE FRONT

SCAN FOR DETAILS

Entrance

UPVC Double glazed entrance door/ stairs to first floor landing with storage cupboard housing electric meter with Consumer unit.

Lounge 12' 0" x 16' 0" (3.65m x 4.87m)

UPVC Double glazed window to front.

Kitchen 9' 0" x 7' 0" (2.74m x 2.13m)

UPVC Double glazed window to rear, matching wall, base units and drawers, stainless steel sink unit, electric point for cooker, plumbing for washing machine.

Bedroom One 11' 0" x 13' 0" (3.35m x 3.96m)

UPVC Double glazed window to front.

Bedroom Two 10' 0" x 10' 0" (3.05m x 3.05m)

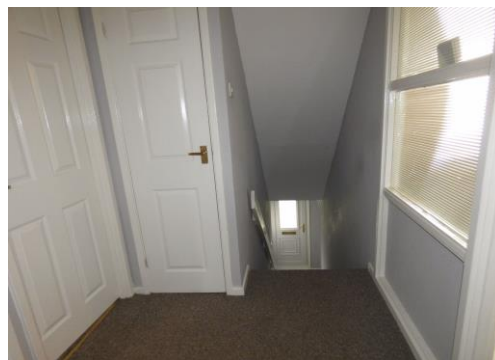
UPVC Double glazed window to rear, storage cupboard.

Bathroom

UPVC Double glazed window to rear, white suite, low level W/C, pedestal wash hand basin, electric shower over bath, tiled floor, chrome heated towel rail.

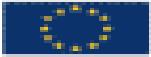
Externally

Garden to the front.

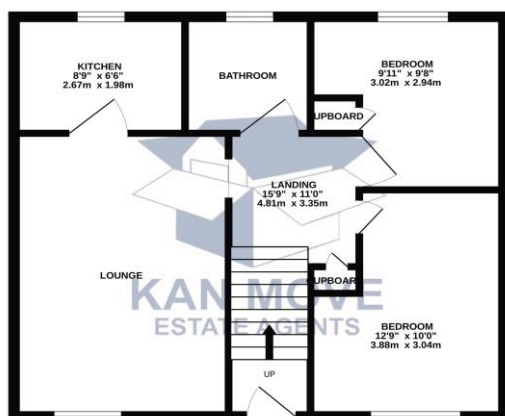


These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the actual dimensions of the property may vary slightly from those shown. The floor plan is provided for information only and does not constitute an offer of any property. The floor plan is provided as a guide only and is not intended to be used as a basis for any decision. The floor plan is provided as a guide only and is not intended to be used as a basis for any decision. The floor plan is provided as a guide only and is not intended to be used as a basis for any decision.



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