

STUART EDWARDS



Muirfield , Durham DH1 3WD

- MODERN TOWNHOUSE LOCATED ON MOUNT OSWALD DEVELOPMENT
 - LOUNGE WITH FRENCH DOORS
- CLOAKROOM/WC, SHOWER ROOM & BATHROOM
 - ENCLOSED GARDEN WITH PATIO
 - EXCELLENT SCHOOL CATCHMENT AREA
- 4 BEDROOMS
 - SHAKER STYLE KITCHEN
 - DOUBLE LENGTH DRIVEWAY & GARAGE
 - NO ONWARD CHAIN
 - CLOSE TO DURHAM CITY CENTRE

Asking Price £420,000

Council Tax Band: E

EPC Rating: B

FULL DESCRIPTION

Modern townhouse situated within the prestigious Mount Oswald development in Durham.

A composite security entrance door leads to the hallway, cloakroom/wc, lounge with French doors overlooking the garden and shaker style kitchen with integrated oven and hob. Stairs from the hallway lead to the first floor landing, master bedroom with en-suite shower room and a second bedroom. Located on the second floor are bedrooms 3 and 4 as well as a family bathroom. Externally a double length driveway leads to a detached garage to provide off road parking and there's an enclosed garden.

The development is designed to be pedestrian-friendly with numerous walking and cycle routes, including easy access to Burn Hall Woods and the River Wear. It features new-build, high-efficiency, homes, popular with families and professionals due to its proximity to top schools, university, and easy access to the A167.

Available with early vacant possession and no onward chain.

Viewings are recommended.

AREA INFORMATION

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

The property is situated within close proximity distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks. Durham Railway Station is on the East Coast Main Line, offering fast and frequent services to major cities including Newcastle, Edinburgh, and London.

Durham City benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as within one mile of IGS, Durham High and Bow private schools and the Choristers.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The city centre is delightful with its cobbled streets and features a mix of high street stores and independent boutiques, numerous coffee shops, restaurants, pubs, and the historic Durham Market. It has an excellent blend of historical attractions with modern conveniences.

The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching backdrop to the city, as well as providing superb city walks and local boating. The city boasts beautiful riverbanks, riverside walks and parks (such as Wharton Park and Flass Vale). Not only this, Durham City is also well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE HALLWAY

CLOAKROOM/WC

Close coupled wc, pedestal wash hand basin with mixer tap, tiled splashback and illuminated mirror above, vinyl flooring and radiator,

LOUNGE

13'9" x 13'5"

Two radiators and UPVC French Doors overlooking the garden.

KITCHEN

13'5" x 11'5"

Range of modern shaker style wall and floor units with laminate worktops, upstands and integrated sink unit with mixer tap. Integrated oven, gas hob and stainless steel extractor hood. Plumbed for automatic washing machine, vinyl flooring, extractor fan radiator and feature bay window.

FIRST FLOOR LANDING

BEDROOM 1

13'1" x 10'5"

Radiator.

EN-SUITE SHOWER ROOM

6'6" x 5'6"

Close coupled wc, pedestal wash and basin with mixer tap, shower cubicle with mains fed shower, vinyl flooring, tiled splashbacks and chrome heated towel rail.

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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.

