



Frederick Street North
Meadowfield, Durham DH7 8ND

- SUBSTANTIAL SEMI DETACHED HOUSE
 - SPACIOUS LOUNGE
- CLOAKROOM/WC & STYLISH FAMILY BATHROOM
 - REAR YARD
- 4 MILES FROM DURHAM CITY
- 3 BEDROOMS & LOFT CONVERSION
- LARGE KITCHEN/DINING ROOM WITH UTILITY
 - OFF ROAD PARKING
 - NO ONWARD CHAIN

Reduced £169,950





FULL DESCRIPTION

Deceptively large semi detached house, available with no onward chain.

Newly decorated throughout, this spacious living accommodation comprises: entrance porch to hallway, generous lounge, extensive kitchen/dining room with side access door and downstairs cloakroom/wc/utility room. Stairs from the hallway lead to the first floor landing with storage, 3 bedrooms and stylish four piece bathroom suite. Stairs from the landing leads to the second floor landing with a storage area and attic room with a Velux window.

Externally there is a walled garden to the front, secure side yard with lawn area and a gated yard area to the rear providing off road parking.

The property has gas central heating via a recently installed combi boiler and there is UPVC double glazing to most rooms.

Meadowfield is a small village situated approximately 3 miles south-west of Durham on the A690. It is well serviced with a wide range of local amenities close by including, supermarkets, library, post office primary/junior school and children's nursery. Also within close proximity there is a doctors surgery, pharmacy and local sports centre.

A perfect family home sure to prove popular due to its size and location. Viewings are strongly recommended.

ENTRANCE PORCH

UPVC double glazed entrance door leading to porch UPVC double glazed side window and coved ceiling.

HALLWAY

Ceramic tiled flooring, double radiator and stairs to the first floor landing.

LOUNGE

Feature fireplace with free standing electric fire, decorative coved ceiling and two double radiators.

KITCHEN/DINING ROOM

Extensive range of shaker style wall and floor units with solid wood worktops and inset sink and drainer unit with mixer tap. Stainless steel extractor hood, tiled splashbacks, spot lights, ceramic tiled flooring, two double radiators, space for a dining table and UPVC double glazed door to the side of the property.

CLOAKROOM/WC/UTILITY

Close coupled wc, pedestal wash hand basin, vinyl flooring , extractor fan, circular feature window and plumbed for automatic washing machine.

FIRST FLOOR LANDING

Radiator, range of fitted storage and stairs to the second floor.

MASTER BEDROOM

Radiator and coved ceiling.

BEDROOM 2

Radiator, storage cupboard and coved ceiling.

BEDROOM 3

Radiator.

FAMILY BATHROOM

Close coupled wc, pedestal wash hand basin, free standing roll top bath, separate shower cubicle with fully tiled walls and mains fed shower, decorative vinyl flooring, half panelled walls, chrome heated towel rail, spot lighting and extractor fan.

SECOND FLOOR LANDING

With combi boiler and storage area.

LOFT CONVERSION

Radiator and Velux window.

EXTERNALLY

Walled garden to the front with mature borders and artificial grass. Whilst to the rear there is a yard area with gates for off road parking and theres a secure side yard with lean-to and small lawn area.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9835-7129-5400-0405-6222>

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.

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.

FREE VALUATION.

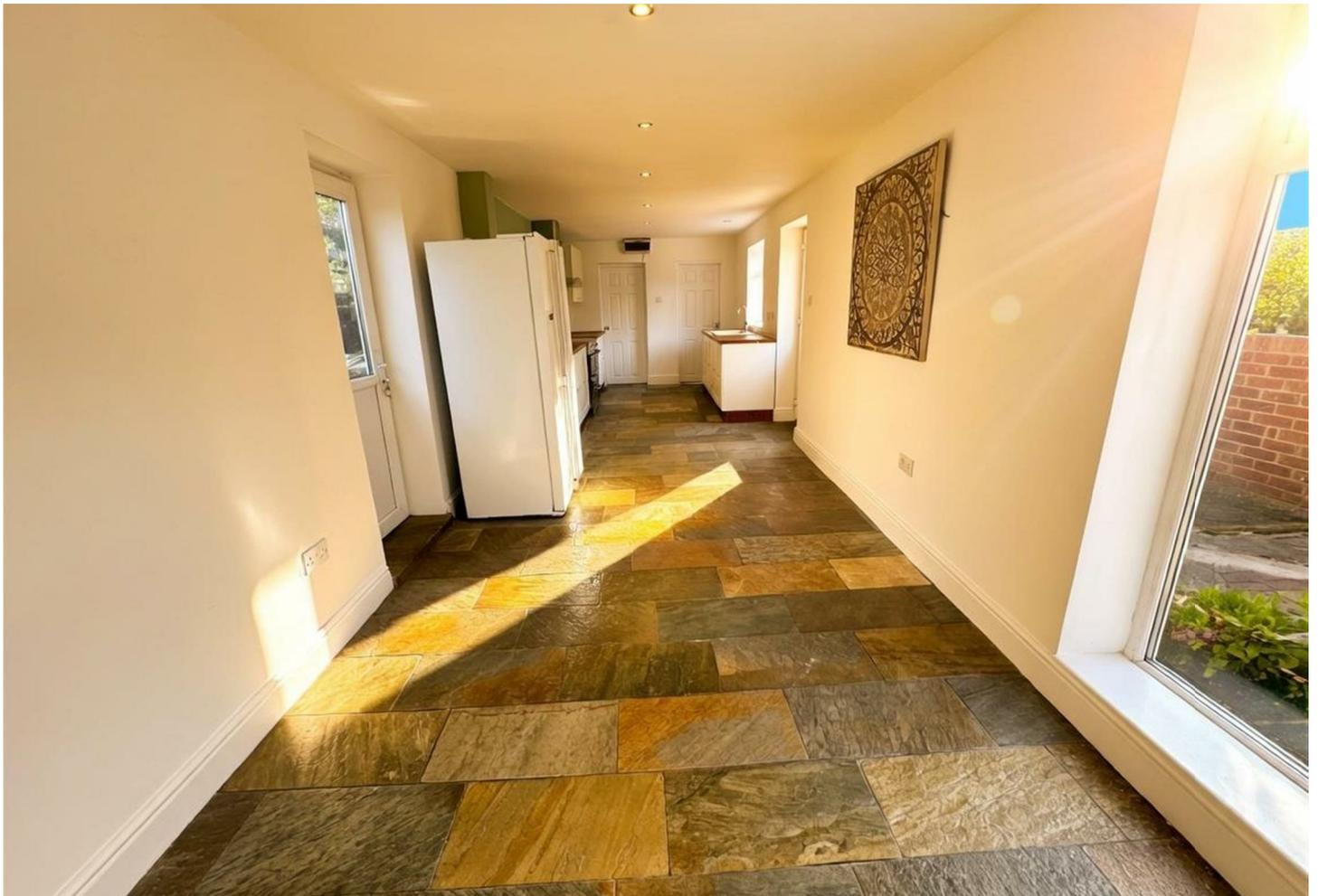
Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

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.



THE PROPERTY OMBUDSMAN.

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

THANKS.

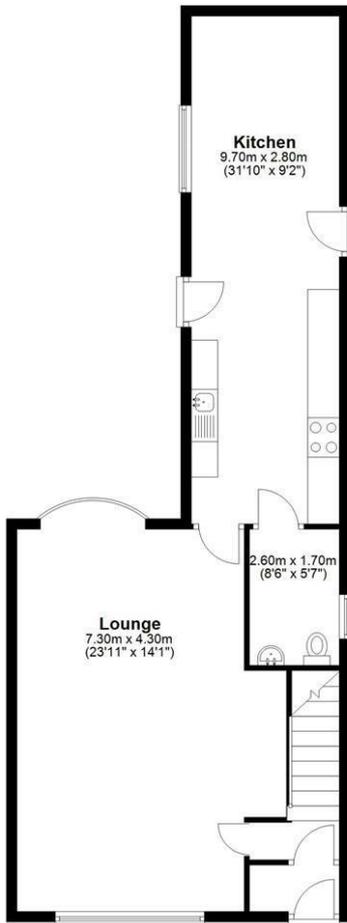
Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

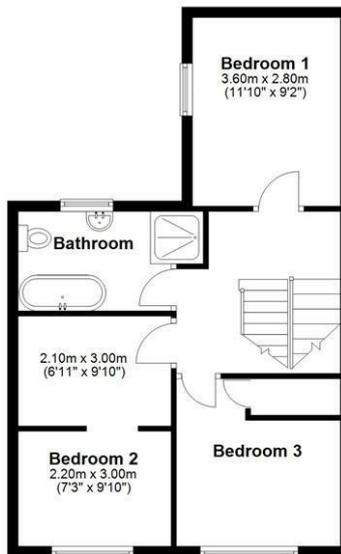


Council Tax Band: B
EPC Rating: D

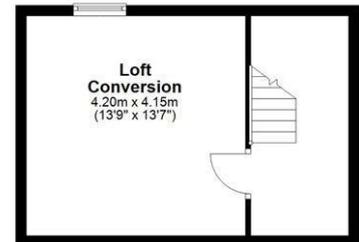
Ground Floor



First Floor



Second Floor



Total area: approx. 146.8 sq. metres (1579.8 sq. feet)
71 Frederick Street North, Meadowfield, Durham

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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.