STUART EDWARDS









Brackenfield Road

Framwellgate Moor, Durham DH1 5HX

- 3 BEDROOM SEMI DETACHED HOUSE
- SPACIOUS DUAL-ASPECT LOUNGE & DINING ROOM
- CONTEMPORARY FAMILY BATHROOM WITH MAINS-FED SHOWER
- FRONT & REAR GARDENS - TWO USEFUL OUTSIDE STORAGE SHEDS
- EXCELLENT ACCESS TO A167, A690 & A1(M)
- APPROXIMATELY 2 MILES FROM DURHAM CITY CENTRE
- MODERN FITTED KITCHEN WITH BREAKFAST BAR
- BLOCK-PAVED DRIVEWAY FOR OFF-ROAD PARKING
- IDEAL FOR FIRST-TIME BUYERS, FAMILIES & INVESTORS
- EXCELLENT SCHOOLS NEARBY

Asking Price £168,000

Council Tax Band: A
EPC Rating:

FULL DESCRIPTION
Attractive Three-Bedroom Semi-Detached Home in a Highly Convenient Durham Location

Occupying a pleasant position within the ever popular residential area of Framwellgate Moor, this well presented three-bedroom semibdetached home offers spacious accommodation, excellent outdoor space and outstanding access to Durham City and a wealth of local amenities.

The property is entered via a welcoming entrance porch which leads into a stylish hallway featuring contemporary panelled walls. The spacious dual-aspect lounge and dining room provides an abundance of natural light and offers an excellent space for both relaxing and entertaining, complemented by attractive laminate flooring throughout. The modern kitchen is fitted with a range of sleek high-gloss wall and base units, incorporating a breakfast bar ideal for everyday dining and busy family life.

To the first floor are three well-proportioned bedrooms together with a contemporary family bathroom featuring a bath and mains-fed shower.

Externally, the property benefits from a block-paved driveway providing off-road parking, alongside lawned gardens to both the front and rear. Two useful brick-built outhouse storage sheds provide valuable additional storage space.

Further benefits include gas central heating, UPVC double glazing throughout and a layout perfectly suited to first-time buyers, families and investors alike.

A major attraction of this property is its superb location. Framwellgate Moor remains one of Durham's most sought-after residential areas, offering easy access to Durham City Centre, Durham University facilities and University Hospital of North Durham. Residents are within easy reach of the Arnison Centre Retail Park, home to a wide range of national retailers, supermarkets, restaurants, cafés and leisure facilities. Excellent local amenities can also be found nearby, including convenience stores, healthcare facilities and recreational spaces.

The area is particularly popular with families due to the range of well-regarded primary and secondary schools nearby, together with a selection of children's nurseries and childcare providers. For commuters, the property enjoys excellent transport connections with convenient access to the A167, A690 and A1(M), providing straightforward routes throughout the North East and beyond.

Combining modern accommodation, practical outdoor space and a highly desirable location, this is a home that is certain to attract strong interest. Early viewing is highly recommended.

ENTRANCE PORCH
With UPVC entrance door leading to porch with tiled flooring, coved ceiling and spot lights.

HALLWAY
Tiled flooring, double radiator, stained panelled walls coved ceiling, spotlights and stairs with under stair storage cupboard leading to the first floor,

LOUNGE
Feature fire surround with inset electric fire, coved ceiling, two double radiators and laminate flooring.

KITCHEN
Range of wall and floor units with laminate worktops, incorporating breakfast bar and inset stainless steel sink and drainer unit with mixer tap. Built-in pantry, extractor hood, plumbed for automatic washing machine and UPVC double glazed rear entrance door.

FIRST FLOOR LANDING
Coved ceiling, spot lights, feature panelled walls and loft access.

BEDROOM 1
Radiator and coved ceiling.

BEDROOM 2
Radiator, electric double radiator and coved ceiling.







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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.