

**STUART
EDWARDS**



Front Street

Low Pittington, Durham DH6 1BQ

- WELL APPOINTED MID TERRACED HOUSE
- LOUNGE
- BATHROOM & EN-SUITE SHOWER ROOM
- DETACHED GARAGE
- EXCELLENT ROAD LINKS NEARBY
- 3 BEDROOMS
- MODERN KITCHEN WITH INTEGRATED OVEN & HOB
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- COUNTRYSIDE VIEWS TO REAR

Asking Price £215,000

Council Tax Band: B EPC Rating: C

FULL DESCRIPTION

Well appointed mid terraced house situated in the desirable village of Low Pitington.

Internally the property comprises of an entrance lobby, tastefully presented lounge, a useful downstairs cloakroom/wc and a modern fitted kitchen with Integrated oven and hob and access door to the rear garden.

Stairs from the hallway lead to the first floor landing, with two bedrooms and family bathroom suite. A third bedroom with en-suite shower room is provided via the converted loft space with Velux windows. Externally there is an enclosed private rear garden with laid lawn and patio area for outside dining as well as a detached garage to provide off road parking.

Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout.

Low Pitington is a peaceful, rural village that offers a scenic countryside lifestyle while staying close to Durham City. It provides excellent road links to the A1(M) motorway, A690 dual carriageway and the A19 for commuting throughout the region. A wide range of local amenities are close by including, retail shops, supermarkets and good primary and secondary schools. There is a regular bus route from the village providing access to Durham City Centre and nearby villages, running approximately every 20 minutes.

Available with no onward chain and boasting countryside views to the rear.

Sure to prove extremely popular. Internal inspection is essential to appreciate the accommodation on offer.

ENTRANCE LOBBY

With UPVC access door.

LOUNGE

14'8 x 12'4

Double radiator, dado rail, coved ceiling and decorative ceiling rose.

KITCHEN/DINER

15'7 x 11'10

Range of modern wall and floor units with laminate worktops, matching up-stands and inset sink unit with mixer tap. Integrated oven with ceramic hob, splashback and stainless steel extractor hood.

Plumbed for automatic washing machine, double radiator, laminate flooring and UPVC rear entrance door leading to the garden.

CLOAKROOM/WC

Close coupled wc, wall hung wash hand basin with mixer tap and tiled splashback, extractor fan and tiled flooring.

FIRST FLOOR LANDING

Radiator and conventional staircase leading to the loft conversion.

BEDROOM 1

15'11 x 16'0

Two radiators and coved ceiling.

BEDROOM 2

11'1 x 8'7

Radiator, coved ceiling and storage cupboard.

BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting, tiled splashbacks, laminate flooring and radiator.

LOFT CONVERSION

16'0 x 9'0

Two Velux windows, stripped and stained floorboards, exposed beams and double radiator.

EN-SUITE SHOWER ROOM

Close coupled wc, wall hung wash hand basin with mixer tap, shower cubicle with mains fed shower, ceramic tiled flooring, Velux window and radiator.



1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.