

STUART EDWARDS



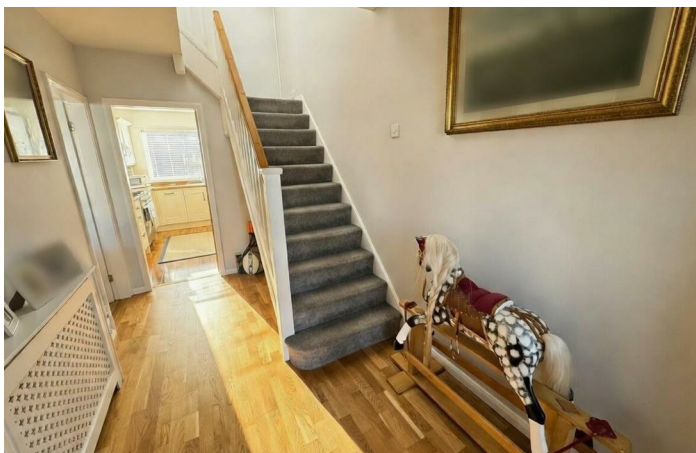
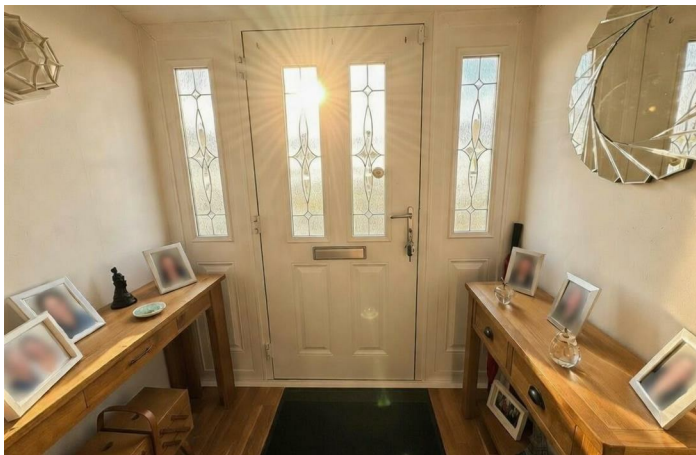
Ferndale

Belmont, Durham DH1 2AW

- SPACIOUS SEMI DETACHED HOUSE
 - 3 BEDROOMS
 - KITCHEN & UTILITY ROOM
- GARAGE & LARGE BLOCK PAVED DRIVEWAY
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY
- HIGHLY SOUGHT AFTER LOCATION
 - LOUNGE & DINING ROOM
- SPACIOUS BATHROOM WITH BATH AND SEPARATE SHOWER
 - WELL LAID REAR GARDEN
 - 2 MILES FROM DURHAM CITY

Asking Price £259,950





FULL DESCRIPTION

Beautifully presented, spacious semi detached house, situated in the highly sought after location of Belmont.

In ready to move into condition, a composite entrance door leads to a porch with double doors leading to the hallway with solid wood flooring leading to the lounge and dining room. The kitchen is fitted with a range of shaker style wall and floor units and has both a freestanding range cooker and integrated dishwasher as well as a useful utility room.

Stairs from the hallway lead to the first floor landing, 3 bedrooms and a stylish family bathroom suite with bath and separate shower cubicle.

A block paved driveway to the front provides ample of road parking and leads to an integral single garage. To the rear the enclosed garden has a laid lawn and decorative patio area for outside dining.

Benefiting from gas central heating via a combi boiler and radiators to all rooms, solar panels and UPVC double glazing.

Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

Set just 2 and a half miles from the beautiful, historic Durham City, Ferndale will meet the needs of the most discriminating purchasers in terms of location.

Ferndale is close to Cheveley Park Primary School, St Thomas Moor Catholic School and the newly constructed Belmont Campus providing nursery, primary and secondary school education. Belmont has its own library, playground, park, doctor and dental surgeries, pub and local shops including a post office.

Ferndale also boasts fantastic countryside walks close by.

Belmont is served with an excellent transport network with park and ride facilities into Durham, the A1(M) motorway and A690 dual carriageway within a mile providing links North and South, and the Durham Railway Station providing access to the East Coast Mainline.

ENTRANCE PORCH

Composite entrance door with decorative side panels leading to porch with solid wood flooring and decorative Fablon double doors leading to the hallway.

HALLWAY

Solid wood flooring, radiator in cabinet and stairs to the first floor landing.

LOUNGE

16'6 x 13'0

Radiator, solid wood flooring and double doors leading to the dining room..

DINING ROOM

12'05 x 12'03

Radiator and patterned laminate flooring.

KITCHEN

14'0 x 12'07

Shaker style range of wall and floor units with wood effect laminate worktops, upstands and inset stainless steel sink and drainer unit with mixer tap. Freestanding stainless steel range cooker with six burner gas hob and overhead extractor hood with stainless steel splashback. Integrated dishwasher, laminate flooring, and wall mounted gas combi boiler.

UTILITY ROOM

13'2 x 7'07

Range of wall and floor units with laminate worktops, plumbed for automatic washing machine and dryer, tile effect laminate flooring, access door to garage and UPVC rear entrance door to garden.

FIRST FLOOR LANDING

With loft access.

BEDROOM 1

14'05 x 12'03

Radiator and laminate flooring.

BEDROOM 2

13'03 x 10'05

Radiator and laminate flooring.

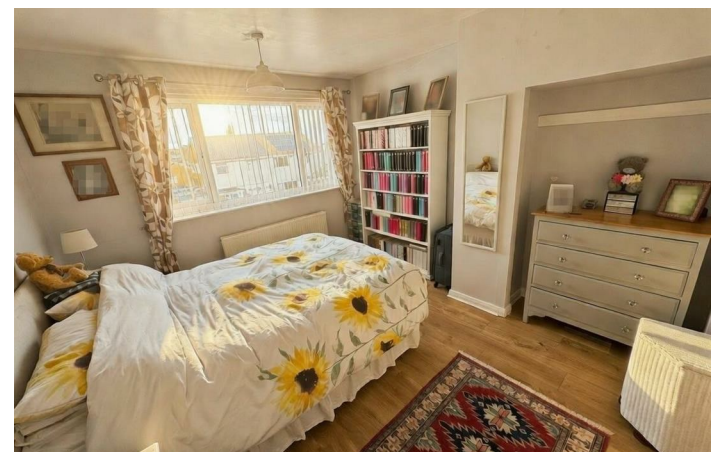
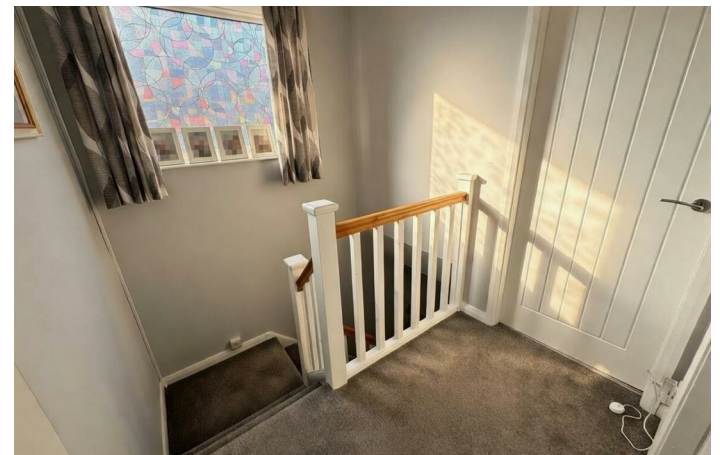
BEDROOM 3

8'0 x 6'02

Radiator, solid wood flooring and built-in storage with shelving.

BATHROOM

White suite comprising: WC, wall hung vanity unit with inset wash hand basin and mixer tap, freestanding bath, separate shower cubicle with chrome mains fed shower, fully tiled walls and flooring, spot lighting, extractor fan and chrome heated towel rail.



GARAGE & BLOCK PAVED DRIVEWAY

Block paved driveway providing ample off road parking for multiple vehicles leading to an integral garage.

REAR GARDEN

Decorative paved patio area, laid law with planted borders and fenced boundaries.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9494-3019-2208-5532-2200>

FREEHOLD.

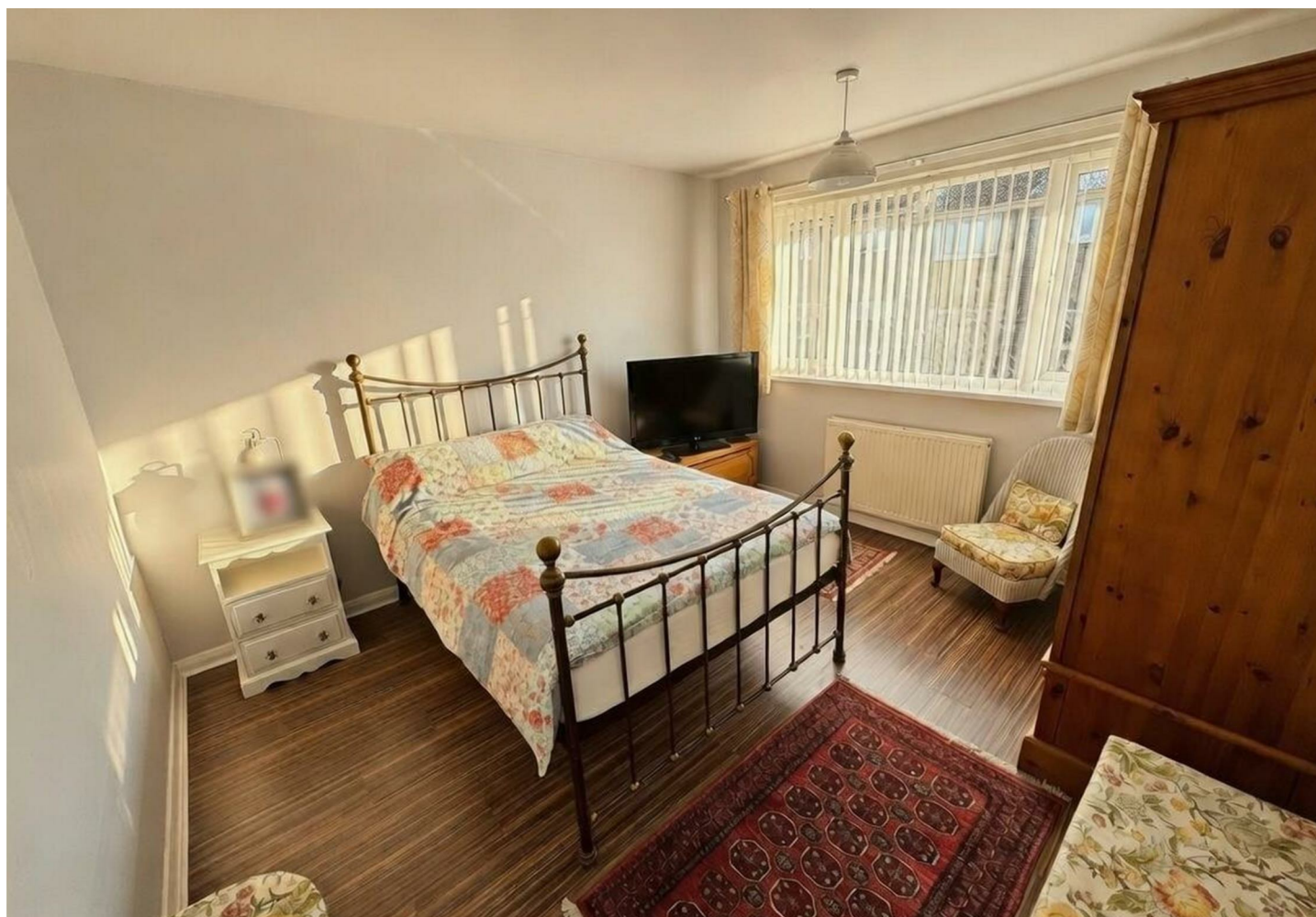
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

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.



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FREE VALUATION.

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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.

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



Council Tax Band: C
EPC Rating: C

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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.