STUART EDWARDS









Model Cottages

New Brancepeth, Durham DH7 7EL

- TERRACED BUNGALOW
- KITCHEN WITH OVEN & HOB
- FRONT GARDEN & REAR YARD
- AVAILABLE NOW
- 2 DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- UNFURNISHED

£660 Per Month

Council Tax Band: A
EPC Rating:

FULL DESCRIPTION
Mid terraced bungalow, available on an unfurnished basis. This modern bungalow has two double bedrooms and is located in the village of New Brancepeth.
The spacious floor plan comprises of an entrance porch and hallway, large open plan living and dining room, fitted kitchen with a range a grey high gloss units, fitted bathroom and two generous double bedrooms. Externally there is a lawned garden to the front and low maintenance enclosed yard to the rear.
Model Cottages is located within walking distance to village amenities including a primary school and is approximately 4 miles from Durham City, served by a regular public transport service.

ENTRANCE PORCH
Entered via UPVC double glazed door. With an internal door to the hallway.

ENTRANCE HALL
Entered via UPVC double glazed door. With an internal door to the hallway.

OPEN PLAN LOUNGE/DINING ROOM
27'0" x 11'2"
Large double aspect reception room with a UPVC double glazed bay window to the front and UPVC double glazed window to the rear. Having a feature wall mounted electric fire and two radiators.

KITCHEN
17'5" x 6'9"
Fitted with a range of grey high gloss base and wall units having contrasting wood effect work tops, a stainless steel sink and drainer unit with mixer tap and tiled splash backs, a built in stainless steel oven and hob with stainless steel extractor over and plumbing for a washing machine. Further features include two UPVC double glazed windows, wall mounted boiler unit and radiator.

BEDROOM 1
14'2" x 10'9"
Generous double bedroom with a UPVC double glazed bay window to the front and radiator.

BEDROOM 2
12'7" x 10'10"
Further spacious double bedroom with a UPVC double glazed window to the rear and radiator.

BATHROOM
9'1" x 4'9"
Fitted with a panelled bath with hand held mixer shower, a pedestal wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window.

EXTENALLY
To the front of the property is a wall enclosed garden with lawn and hedged borders, whilst to the rear is a low maintenance enclosed yard.

EPC INFORMATION
EPC Rating - E
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/9608-5093-7244-5078-2930

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.

VIEWING
Contact Stuart Edwards Estate Agents for an appointment to view.







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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.