

STUART EDWARDS

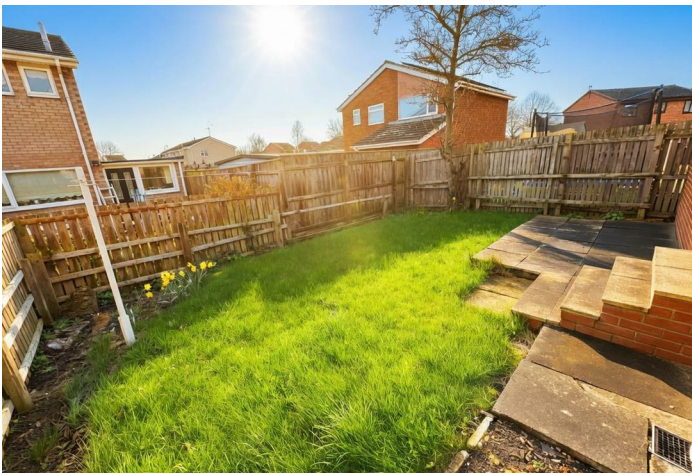


Mossdale

Belmont, Durham DH1 2AZ

- EXTENDED SEMI DETACHED HOUSE
 - 3 SITTING ROOMS
- 2 SEPARATE WC'S & 1 FAMILY BATHROOM
 - FRONT & REAR GARDENS
 - 2 MILES FROM DURHAM CITY
- 3 BEDROOMS
- KITCHEN & UTILITY ROOM
 - GARAGE & DRIVEWAY
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY

Offers In The Region Of £259,950





FULL DESCRIPTION

Professionally extended semi-detached house, superbly located in a highly sought-after residential area, popular with families. Accessed via a composite entrance door into the hallway, the ground floor accommodation comprises a generous lounge with double sliding doors opening to the dining room – which offers ample space for a large dining table. A useful serving hatch connects through to the kitchen with integrated oven and hob, while a practical utility room, a further reception room which is part of an extension within the property and separate cloakroom/wc complete the downstairs layout. Stairs with under-stair storage cupboard r lead to the first floor landing, giving access to three bedrooms, a family bathroom with electric shower, and a separate WC. Externally, a driveway provides convenient off-road parking, leading to an attached garage. The gardens to the front and rear are mainly laid to lawn with a paved patio, ideal for outdoor dining and relaxation. The property further benefits from gas central heating via a combi boiler and radiators throughout, cavity wall insulation, loft insulation, and uPVC double glazing. This versatile and well-maintained family home is sure to prove extremely popular with buyers. Early viewings are therefore strongly recommended to avoid disappointment.

AREA INFORMATION

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

UPVC entrance door leading to hallway with cloaks cupboard, radiator and stairs with under stair storage cupboard leading to the first floor.

LOUNGE

13'6" x 12'9"

Double radiator, single radiator. and double sliding doors open to the second living room.

SECOND LIVING ROOM

9'2" x 9'3"

Radiator. hatch to kitchen leading to the extension..

KITCHEN

9'4" x 9'3"

Range of wall and floor units with laminate worktops and inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated stainless steel electric oven with ceramic hob. Pantry, tiled splashbacks and plumbed for dishwasher.

UTILITY ROOM

7'2 x 6'7

Laminate worktop, plumbed for automatic washing machine and UPVC rear entrance door.

EXTENSION

17'10 x 8'9

Currently used as a dining room with two double radiators and a UPVC rear entrance door to the garden, and serving bar to the kitchen

CLOAKROOM/WC

Close coupled wc, wash hand basin and extractor fan.

FIRST FLOOR LANDING

Cupboard housing the gas combi boiler.

BEDROOM 1

12'6 x 9'4

Radiator and built-in wardrobe.

BEDROOM 2

12'6 x 9'4

Radiator and built-in wardrobe.

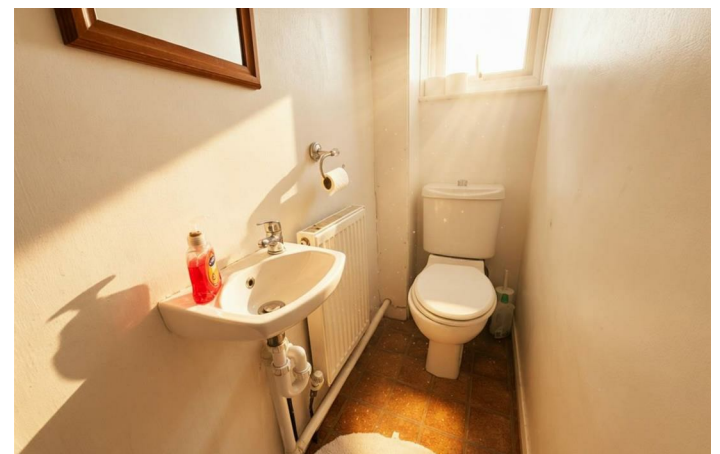
BEDROOM 3

8'4 x 8'6"

With radiator and built-in cupboard.

BATHROOM

White suite comprising: vanity storage unit with inset wash hand basin, panel bath with electric shower over, tiled walls and radiator.



SEPARATE WC

Close coupled wc, wash hand basin and radiator.

GARAGE AND DRIVEWAY

Driveway providing off road parking for at least two cars leads to an attached garage with power and lighting.

GARDENS

Laid lawn to the front and enclosed rear garden with fenced boundaries, paved patio area and laid lawn.

EPC.

EPC Rating -

EPC Link -

FREEHOLD.

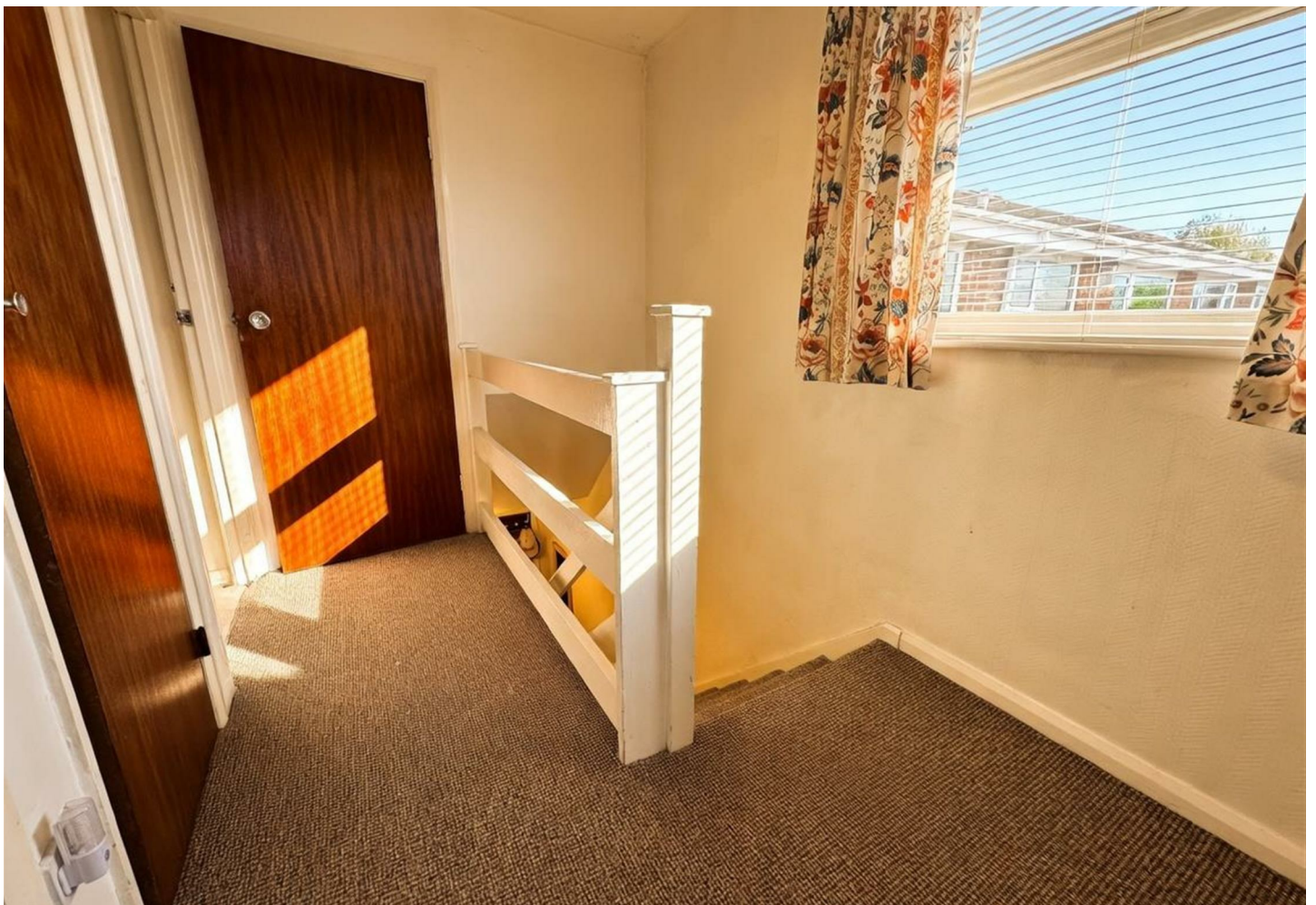
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

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.

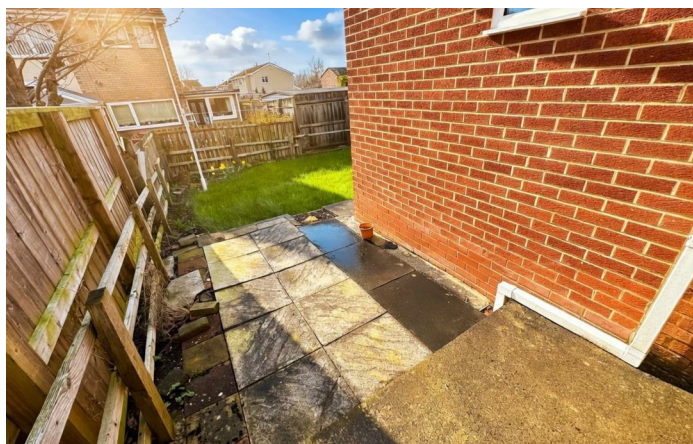
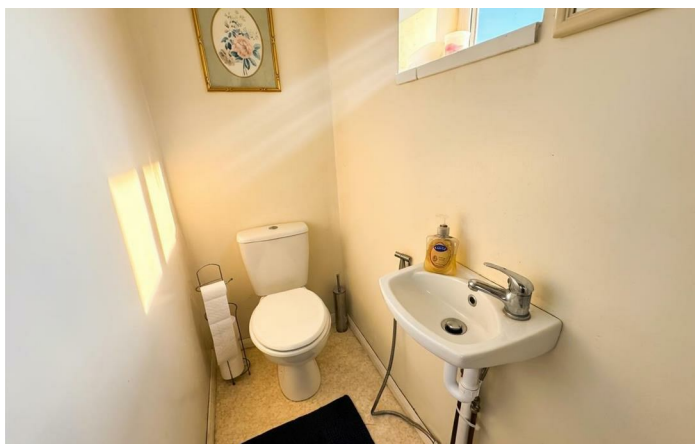
THANKS.

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: C
EPC Rating:



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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.