

STUART EDWARDS



Muirfield , Durham DH1 3WD

- MODERN TOWNHOUSE LOCATED ON MOUNT OSWALD DEVELOPMENT
- LOUNGE WITH FRENCH DOORS
- CLOAKROOM/WC, SHOWER ROOM & BATHROOM
- ENCLOSED GARDEN WITH PATIO
- EXCELLENT SCHOOL CATCHMENT AREA
- 4 BEDROOMS
- SHAKER STYLE KITCHEN
- DOUBLE LENGTH DRIVEWAY & GARAGE
- NO ONWARD CHAIN
- CLOSE TO DURHAM CITY CENTRE

Asking Price £420,000





FULL DESCRIPTION

Modern townhouse situated within the prestigious Mount Oswald development in Durham.

A composite security entrance door leads to the hallway, cloakroom/wc, lounge with French doors overlooking the garden and shaker style kitchen with integrated oven and hob. Stairs from the hallway lead to the first floor landing, master bedroom with en-suite shower room and a second bedroom. Located on the second floor are bedrooms 3 and four as well as a family bathroom. Externally a double length driveway leads to a detached garage to provide off road parking and there's an enclosed garden.

The development is designed to be pedestrian-friendly with numerous walking and cycle routes, including easy access to Burn Hall Woods and the River Wear. It features new-build, high-efficiency, homes, popular with families and professionals due to its proximity to top schools, university, and easy access to the A167.

Available with early vacant possession and no onward chain.

Viewings are recommended.

AREA INFORMATION

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

The property is situated within close proximity distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks. Durham Railway Station is on the East Coast Main Line, offering fast and frequent services to major cities including Newcastle, Edinburgh, and London.

Durham City benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as within one mile of IGS, Durham High and Bow private schools and the Choristers.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The city centre is delightful with its cobbled streets and features a mix of high street stores and independent boutiques, numerous coffee shops, restaurants, pubs, and the historic Durham Market. It has an excellent bend of historical attractions with modern conveniences.

The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. The city boasts beautiful riverbanks, riverside walks and parks (such as Wharton Park and Flass Vale). Not only this, Durham City is also well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE HALLWAY

CLOAKROOM/WC

Close coupled wc, pedestal wash hand basin with mixer tap, tiled splashback and illuminated mirror above, vinyl flooring and radiator,

LOUNGE

13'9" x 13'5"

Two radiators and and UPVC French Doors overlooking the garden.

KITCHEN

13'5" x 11'5"

Range of modern shaker style wall and floor units with laminate worktops, upstands and integrated sink unit with mixer tap. Integrated oven, gas hob and stainless steel extractor hood. Plumbed for automatic washing machine, vinyl flooring, extractor fan radiator and feature bay window.

FIRST FLOOR LANDING



BEDROOM 1

13'1" x 10'5"

Radiator.

EN-SUITE SHOWER ROOM

6'6" x 5'6"

Close coupled wc, pedestal wash and basin with mixer tap, shower cubicle with mains fed shower, vinyl flooring, tiled splashbacks and chrome heated towel rail.

BEDROOM 2

13'5" x 8'10"

Radiator.

SECOND FLOOR LANDING

BEDROOM 3

13'5" x 11'5"

Radiator.

BEDROOM 4

13'5" x 10'5"

Radiator.

BATHROOM

6'10" x 5'6"

Close coupled wc, pedestal wash and basin with

mixer tap, panel bath, vinyl flooring, tiled splashbacks and chrome heated towel rail.

GARAGE & DOUBLE LENGTH DRIVEWAY

ENCLOSED GARDEN

With laid lawn, patio, fenced boundaries and access gate.

EPC.

EPC Rating - B

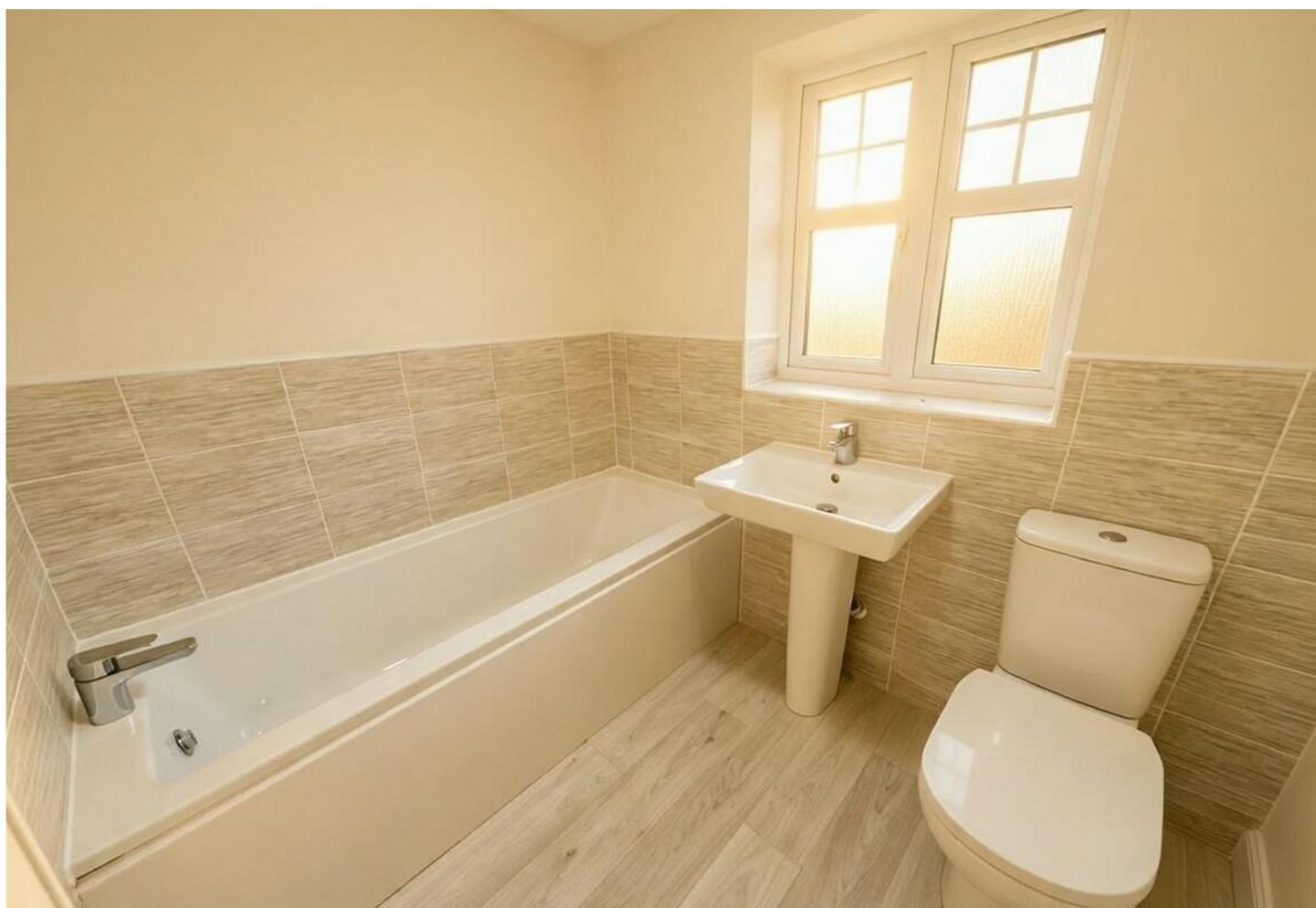
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8432-4932-1009-0511-4202>

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 REPAYMENTS ON THE MORTGAGE OR MONIES SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

NKS.

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.



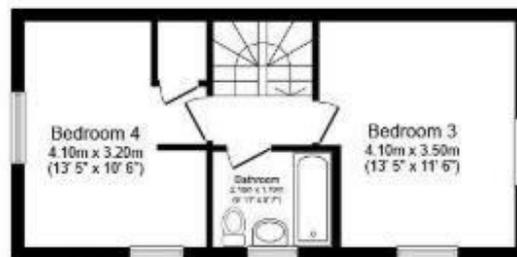
Council Tax Band: E
EPC Rating: B



Ground Floor



First Floor



Second Floor

Total floor area 107.2 sq.m. (1,154 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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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.