

STUART EDWARDS



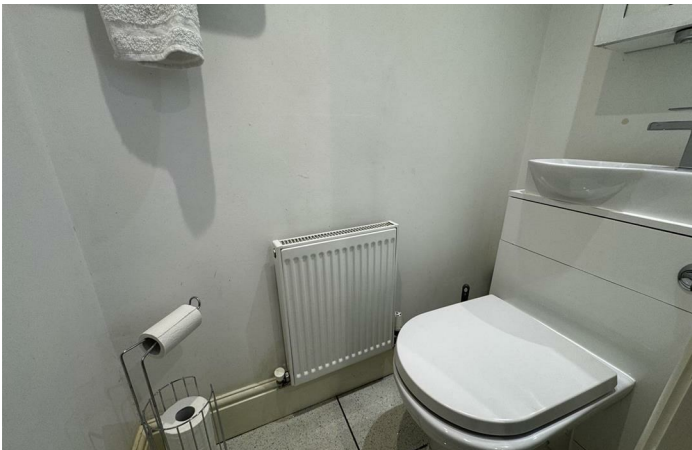
Dragonville

Gilesgate, Durham DH1 2DX

- WELL MAINTAINED END TERRACED HOUSE
 - SPACIOUS LOUNGE
 - CLOAKROOM/WC & FAMILY BATHROOM
 - DRIVEWAY PROVIDING OFF ROAD PARKING
- EXCELLENT ROAD LINKS & AMENITIES NEARBY
- 3 GOOD SIZED BEDROOMS
- KITCHEN/DINER & UTILITY ROOM
- GARDENS FRONT, SIDE & REAR
 - NO ONWARD CHAIN
- JUST 1 MILE FROM DURHAM CITY

Asking Price £159,950





FULL DESCRIPTION

Well maintained end of terrace house with no onward chain.

Situated in the highly convenient Gilesgate area, this attractive property lies just one mile from Durham City Centre. Just off the B1283, it enjoys excellent road links to the A690 and A1(M), making it ideal for commuters, while being close to a wide range of local amenities. Sure to appeal to a broad range of buyers, from first-time purchasers to families, investors and professionals alike. The property is accessed via a composite entrance door leading into a spacious lounge that flows into the kitchen/diner. The kitchen features a modern range of fitted units with an integrated oven and hob. Off the kitchen there is a useful utility room, a cloakroom/WC, and a rear entrance lobby with access to the garden. Stairs from the lobby lead to the first-floor landing, which offers access to the loft via a drop-down ladder.

Upstairs, the property benefits from three good sized bedrooms and a modern family bathroom suite complete with both a bath and shower.

Externally, there is a gravelled driveway to provide off road parking and low maintenance gardens to the front, side, and rear. The rear garden includes a paved patio area, perfect for outdoor dining, along with a useful storage shed.

Additional benefits include gas central heating with radiators throughout and UPVC double glazing to all windows.

Due to its popular and convenient location, this property is sure to prove very popular. Early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilda's and St Joseph's (Roman Catholic). The newly constructed Belmont Campus provides nursery, primary and secondary school education and is within a mile from Gilesgate.

Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Also within easy reach of excellent bus routes.

The A1(M) motorway and A680 dual carriageway is also a short distance away, providing good road links throughout the region.

Durham City itself is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants, bars and newly developed River Walk with Odeon Lux Cinema. 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. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

LOUNGE

16'2" x 14'4"

Composite entrance door leading to lounge with laminate flooring, two double radiators, under stair storage cupboard and spot lighting. Opening into...

KITCHEN/DINER

13'7" x 13'2"

Range of wall and floor units with laminate worktops and inset sink and drainer unit with mixer tap. Integrated electric oven, hob and extractor hood. Laminate flooring, spot lights and double radiator.

UTILITY ROOM

4'10" x 7'8"

Floor units with laminate worktop and inset stainless steel sink and drainer unit with mixer tap. Plumbed for automatic washing machine, ceramic tiled flooring, double radiator and spot lights.

CLOAKROOM/WC

4'10" x 2'4"

Low level wc, wash hand basin, ceramic tiled flooring, double radiator and extractor fan.

REAR ENTRANCE LOBBY

Laminate flooring, spot lights, stairs to the first floor landing and UPVC double glazed rear entrance door.

FIRST FLOOR LANDING

Spot lights, double radiator and access to loft space via a drop down ladder.

BEDROOM 1

9'0" x 14'7"

Double radiator.

BEDROOM 2

9'7" x 14'9"

Double radiator and spot lights.

BEDROOM 3

11'1" x 6'9"

Double radiator and spot lights.

BATHROOM

8'9" x 6'8"

Low level wc, vanity storage unit with inset wash hand basin, panel bath with mains fed overhead waterfall shower and glass screen, heated towel rail, extractor fan, part tiled walls, vinyl flooring and storage cupboard.

EXTERNALLY

The front and side of the property are low maintenance gravelled areas. Whilst the rear garden has a gravelled area, mature plants, paved patio area and storage shed.

DRIVEWAY

Gravelled driveway the side of the property to provide off road parking.

FREEHOLD.

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



EPC.

EPC Rating - C

EPC Link - [https://find-energy-](https://find-energy-certificate.service.gov.uk/energy-certificate/2196-3062-7205-9006-7204)

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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.

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If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

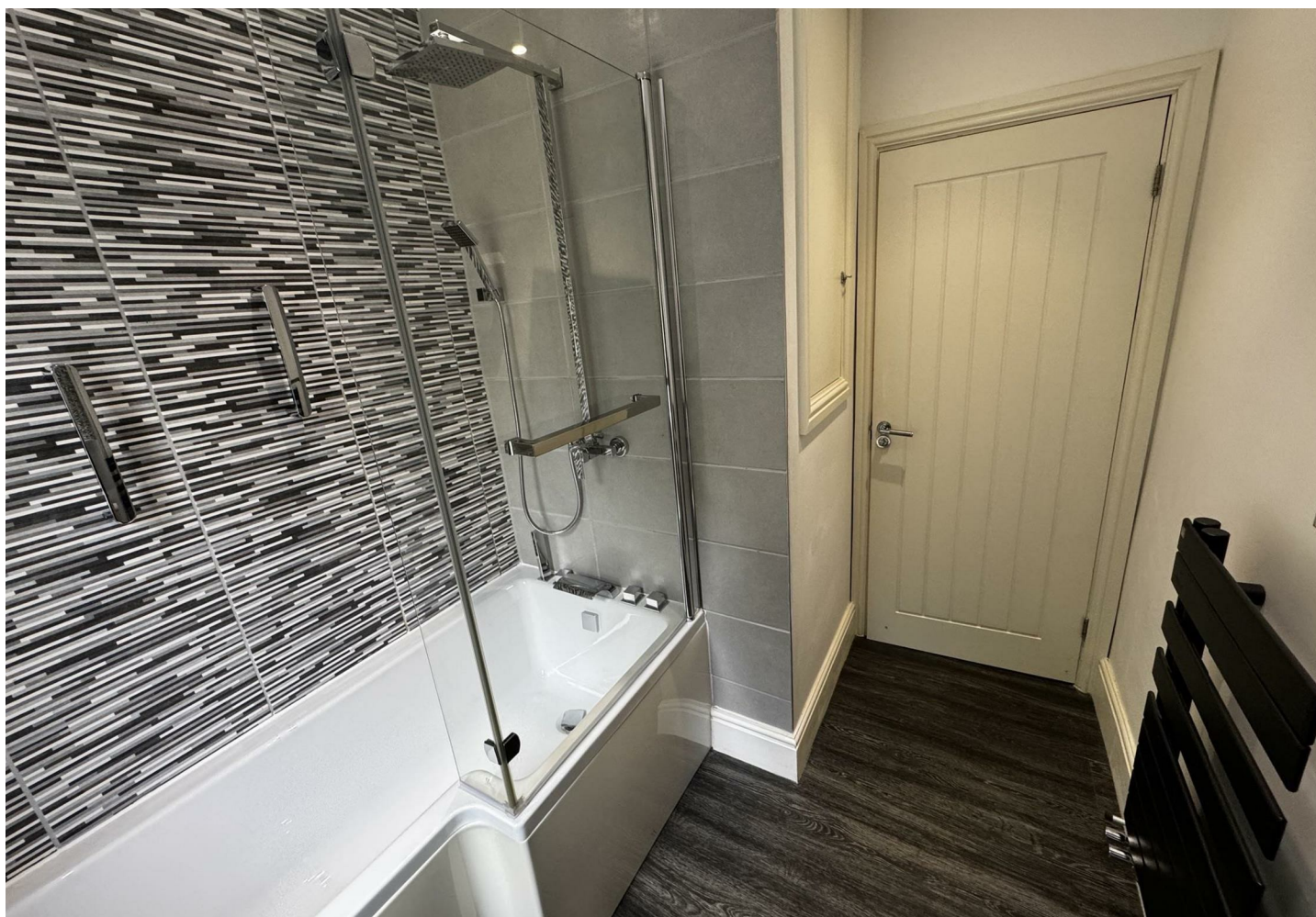
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

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

THE PROPERTY OMBUDSMAN.

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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: A
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.