STUART EDWARDS









Broome Road

Carrville, Durham DH1 1ND

- SEMI DETACHED HOUSE - TWO WELL-PROPORTIONED BEDROOMS
- EARLY VACANT POSSESSION AVAILABLE - NO ONWARD CHAIN
- SHAKER-STYLE FITTED KITCHEN WITH INTEGRATED OVEN & HOB
- FRONT AND REAR GARDENS
- EXCELLENT ACCESS TO DURHAM CITY, A690 & A1(M)
- CORNER PLOT POSITION IN A QUIET CUL-DE-SAC
- SPACIOUS LOUNGE
- BATHROOM WITH WHIRLPOOL BATH & ELECTRIC SHOWER
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND COUNTRYSIDE WALKS

Asking Price £125,000

Council Tax Band: A
EPC Rating:

FULL DESCRIPTION
Occupying an enviable corner position within a quiet cul-de-sac, this attractive two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers or investors alike. Available with early vacant possession and no onward chain, the property combines well-proportioned accommodation, generous gardens and a highly convenient location close to local amenities and transport links.

The accommodation is accessed via a UPVC entrance door leading into the entrance lobby and welcoming hallway. To the front of the property, the spacious lounge provides a comfortable living space with pleasant views over the front garden. The kitchen is fitted with a range of shaker-style wall and base units, incorporating an integrated oven and hob, whilst also providing direct access to the rear garden.

To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a whirlpool bath and electric shower.

Externally, the property benefits from gardens to both the front and rear, predominantly laid to lawn with paved pathways, creating ideal spaces for outdoor relaxation and entertaining.

Further benefits include gas central heating via radiators throughout and UPVC double glazing.

Ideally situated in the popular Carrville area, the property enjoys excellent access to a wide range of local amenities, including supermarkets, shops, healthcare facilities and leisure amenities. Families will appreciate the selection of nearby primary and secondary schools, together with a number of well-regarded children's nurseries and early years providers located within the Carrville, Belmont and Gilesgate areas. Durham City Centre is just a short drive away, while the A690 and A1(M) offer convenient road links for commuters travelling throughout the region. For those who enjoy the outdoors, scenic riverside walks, local parks and open green spaces are all easily accessible.

Properties in this price range and location are always in strong demand, and early viewing is highly recommended to avoid disappointment.

ENTRANCE
UPVC entrance door leading to lobby and hallway with stairs leading to the first floor landing.

LOUNGE
18'0 x 11'0
Two double radiators and coved ceiling.

KITCHEN
11'6 x 10'0
Range of shaker style wall and floor units with laminate worktops and inset stainless steel single drainer sin unit. Integrated gas hob and electric oven, tiled splashbacks, laminate flooring, plumbed for automatic washing, double radiator and UPVC rear entrance door.

FIRST FLOOR LANDING
Radiator.

BEDROOM 1
12'6 x 11'0
Double radiator.

BEDROOM 2
11'10 x 10'0
Double radiator and cupboard housing the central heating boiler.

BATHROOM
White suite comprising: close coupled wc, pedestal wash hand basin, whirlpool bath with electric shower over, double radiator and fully tilled walls.

GARDENS
Laid lawns to the from and rear with paved pathways, walled boundary to the front and fenced boundaries to the rear.







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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.