STUART EDWARDS



Farnham Road

Newton Hall, Durham DH1 5LN

- SPACIOUS SEMI DETACHED HOUSE
- EXTENSIVE KITCHEN
- EN-SUITE & FAMILY BATHROOM
- OPEN VIEWS TO THE SIDE
- GAS CH VIA COMBI BOILER
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- 2 MILES FROM DURHAM CITY
- PROFESSIONALLY EXTENDED
- GARDENS FRONT-SIDE & REAR

Offers In The Region Of £189,950













FULL DESCRIPTION

Professionally extended four-bedroom end-link house, situated in a highly desirable area of Newton Hall.
This property provides a generous family living space spread over two floors, perfect for both relaxation and entertainment. Tastefully decorated throughout, making it the ideal blank canvas for the next owners to make their own.
Upon entering, you are welcomed into a spacious hallway leading to the lounge with feature bow window, dining room and further reception room used as a sitting room which has access into the rear garden, providing a seamless transition between indoor and outdoor living. This room is ideal for use as a family room or a more informal sitting area.
The well-equipped kitchen is located just off the sitting room and features modern wall and floor units, range cooker, and plenty of counter space for cooking and meal preparation. It offers a perfect space for family meals and is designed for ease and convenience. It also enjoys a breakfast room with double glazed patio doors overlooking the garden
On the first floor, the property boasts four generously sized bedrooms, all offering ample space for a range of furniture and personal items. The master bedroom is spacious and offers fantastic natural light, making it a peaceful retreat and has the benefit of an en-suite shower room. The further three bedrooms are equally well-proportioned, providing plenty of room for family members or guests.
The family bathroom has been tastefully updated with modern fittings and fixtures, offering a stylish and functional space with a bath, shower, and contemporary features.
Externally there are gardens to the front side and rear of the property with open views to the side, laid lawns, decked patio are and two timber storage sheds.
Benefiting from gas central heating via a combi boiler installed approximately 2 years ago, boarded out loft space for storage and UPVC double glazing throughout.
Situated in the highly sought-after area of Farnham Road, this property is within easy reach of Durham City Centre, which offers a wide range of shops, restaurants, and cultural landmarks. The location is ideal for those looking for easy access to reputable schools, universities, and excellent transport links, making it perfect for families, professionals, and students alike.
The quiet residential area provides a peaceful retreat while being close to all necessary amenities.
The property offers a wonderful opportunity for a variety of buyers looking for a spacious home, just 2 miles from Durham City Centre. To arrange a viewing or for more information, please contact Stuart Edwards Estate Agents.
Don't miss out on this fantastic opportunity, schedule a viewing today!

ENTRANCE
UPVC entrance door with side panels leading to the hallway with radiator in cabinet and stairs with under stair storage cupboard leading to the first floor landing.

LOUNGE
Feature bow window, double radiator and shelved alcoves.

KITCHEN
Extensive range of wall and floor units with laminate worktops and inset sink unit. Range cooker with 8 burner hob and extractor canopy. Plumbed for automatic washing machine and dishwasher, storage cupboard and double radiator.

BREAKFAST ROOM
Double radiator and two sets of UPVC double glazed patio doors leading to the garden.

DINING ROOM
Double radiator.

SITTING ROOM
Wall mounted electric fire.

FIRST FLOOR LANDING
Double radiator, range of fitted wardrobes and access to the boarded out loft space for storage with lighting via a drop down ladder.

BEDROOM 1
Radiator and two triple wardrobes.

EN-SUITE
White suite comprising, close coupled wc, wash hand basin, panel bath, separate shower cubicle, laminate flooring, feature tiling and heated towel rail.

BEDROOM 2
Radiator.

BEDROOM 3
Radiator and built-in wardrobe.

BEDROOM 4
Radiator and bulk-head storage cupboard.

BATHROOM
White suite comprising, close coupled wc, wash hand basin, panel bath with mains fed shower over and glass screen, laminate flooring, feature tiling and heated towel rail.

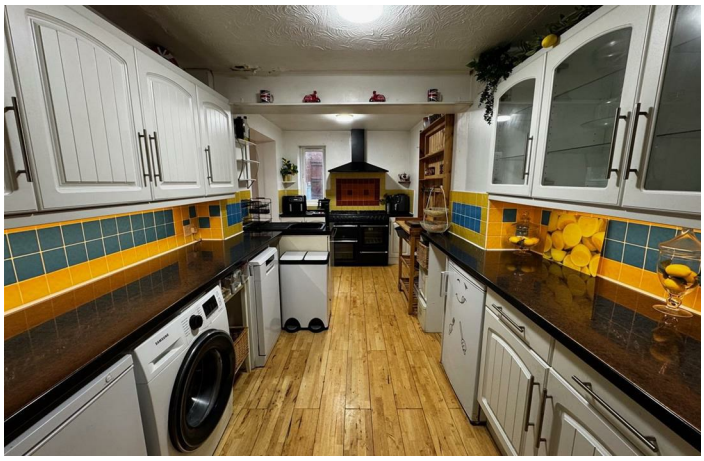
GARDENS
Walled garden to the front and side. Whilst to the rear the garden has an elevated decked area and a range of timber storage sheds.

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.

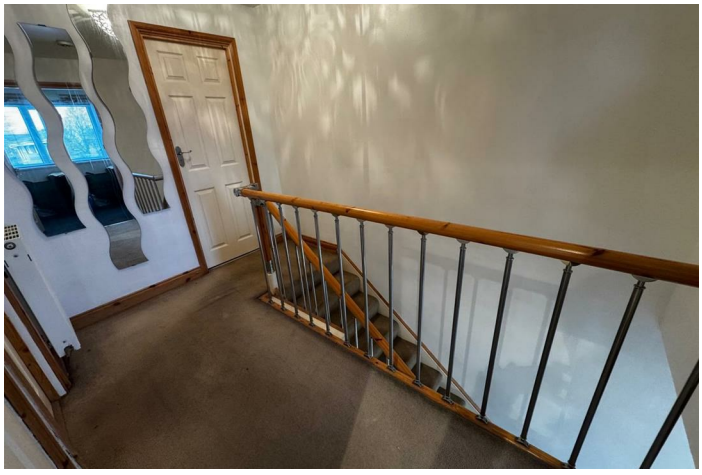
Membership is held with The Property Ombudsman for sales and lettings.

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: 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.