

STUART EDWARDS



Low Carrs Park

, Durham DH1 5HG

- WELL PRESENTED RETIREMENT HOME
 - 2 BEDROOMS
- KITCHEN WITH SOME APPLIANCES
 - PARKING
- VERY CONVENIENT LOCATION
- AVAILABLE TO OVER 50s
- LOUNGE/DINING ROOM
- MODERN SHOWER ROOM
- LOW MAINTENANCE GARDEN
- 2 MILES FROM DURHAM CITY

£99,950



Council Tax Band: A
EPC Rating: F

FULL DESCRIPTION

Well presented detached retirement home, available to purchasers over the age of 50. With a newly insulated and rendered exterior the internal living accommodation comprises: lounge, dining room, fitted kitchen with some integrated appliances, 2 double bedrooms both having a range of fitted wardrobes and modern shower room. Externally there is designated parking and a low maintenance garden with fenced boundaries. Having LPG gas central heating with radiators to all rooms, white UPVC facias with rainwater goods and UPVC double glazing throughout. Viewings are recommended.

AREA INFORMATION

Situated approximately 2 miles north of Durham City, the highly sought after area of Framwellgate Moor will meet the needs of the most discriminating purchasers in terms of location. Framwellgate Moor is close to local shops, The University hospital of North Durham and Arnison Centre Retail Park also lie within close proximity. Durham City is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. 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. Also the A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region. Viewings are recommended.

LOUNGE

14'2" x 10'9"
UPVC entrance door.
Double radiator and modern feature fire surround with inset electric fire.

DINING ROOM

7'10" x 7'6"
Double radiator.

KITCHEN

10'2" x 9'3"
Range of wall and floor units with inset stainless steel single drainer sink unit. Integrated fridge, freezer and gas hob with electric oven. Plumbed for automatic washing machine and UPVC rear entrance door.

INNER HALLWAY

With cloaks cupboard.

BEDROOM 1

10'0" x 9'3"
Radiator and built-in wardrobes.

BEDROOM 2

9'3" x 6'11"
Radiator and built-in wardrobes.

BATHROOM

White suite comprising: low level wc, wash hand basin, shower cubicle with mains fed shower, laminate splashbacks, tiling and radiator.

GARDEN

Low maintenance garden with fenced boundaries.

DESIGNATED PARKING



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.

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