



Bainbridge Street

Carrville, Durham DH1 1NA

- MID TERRACED HOUSE
 - 2 BEDROOMS
- BATHROOM WITH SHOWER
- 2 MILES FROM DURHAM CITY
- NO ONWARD CHAIN
- LOUNGE & KITCHEN
- GAS CH & UPVC DOUBLE GLAZING
- SORT AFTER LOCATION

Asking Price £90,000

Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Mid terraced house, available in the sort after location of Carrville, just 2 miles from Durham City Centre. This is a perfect first time buyer home or investment opportunity.

Accessed via a glazed UPVC entrance door leading to the lounge with feature fireplace and opening onto the fitted kitchen with integrated oven and hob and rear entrance porch. Stairs from the lounge lead to the first floor landing, 2 bedrooms and full bathroom suite with shower.

Externally there is on street parking to the front..

Benefiting from gas central heating an UPVC double glazing.

Early viewings are strongly recommended.

AREA INFORMATION

Set just 2 and a half miles from beautiful, historic Durham City.

Durham has so much to offer with its modern shopping and leisure facilities combined. Carrville is close good primary and secondary schools, children's nursery, library, playground, park, doctor and dental surgeries, pub and local shops including a post office. Durham Retail Park is also close by with a number of popular shops including Tesco's Supermarket.

Carrville is served with an excellent transport network with park and ride facilities into Durham. The A1(M) and A690 are within a mile providing links North and South and the Durham Railway Station providing access to the East Coast Mainline.

LOUNGE

14'6" x 15'1"

UPVC entrance door leading to lounge with double radiator, single radiator, coved ceiling, feature fireplace and storage cupboard. opening onto

KITCHEN

7'3" x 13'0"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated stainless steel electric oven, gas hob, matching splashback and extractor hood.

Tiled splashbacks, tiled flooring, wall mounted gas combi boiler, plumbed for automatic washing machine and coved ceiling.

REAR ENTRANCE PORCH

Tiled flooring and UPVC rear entrance door.

FIRST FLOOR LANIDNG

BEDROOM 1

13'1" x 9'8"

Coved ceiling, radiator and fitted wardrobe.

BEDROOM 2

15'4" x 5'8"

Double radiator and loft access.

BATHROOM

5'4" x 9'6"

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with electric shower over, double radiator, tiled splashbacks, tiled flooring, and spot lighting.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2217-1490-2825-4555>

FREEHOLD.

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

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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.

