



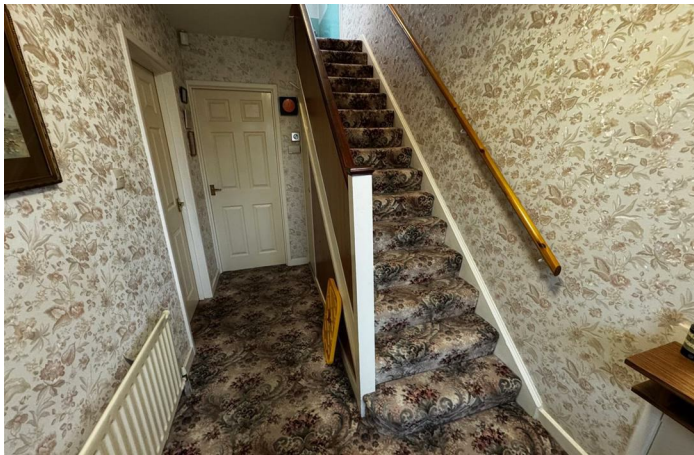
## Grange Road Carrville, Durham DH1 1AQ

- TRADITIONAL SEMI DETACHED HOUSE
  - 3 BEDROOMS
  - KITCHEN & UTILITY
  - GARAGE & DRIVEWAY
  - NOT DIRECTLY OVERLOOKED
- IN NEED OF RENOVATION
- LOUNGE & DINING ROOM
- BATHROOM & SEPARATE WC
- LARGE REAR GARDEN
- NO ONWARD CHAIN

**Offers In The Region Of £184,950**







## FULL DESCRIPTION

Traditional semi-detached family home, situated in the sought-after Carrville area of Durham and in need of some renovation

The ground floor comprises, entrance hallway leading to a lounge with double doors to the dining room, fitted kitchen and utility space with rear access door to the garden.

Stairs from the hallway leads to the first floor landing with 3 bedrooms and a family bathroom with bath and overhead electric shower.

Externally, the property boasts gardens to the front and rear, predominantly laid to lawn. The enclosed rear garden is particularly large with fenced boundaries. A driveway to the front provides off-street parking and leads to a single garage with power and lighting.

Benefiting from gas central heating with radiators to all rooms, UPVC double glazing and white facias with rainwater goods.

Not overlooked at either the front or rear and available with no onward chain.

Properties in this location always prove popular due to the good nearby schools, close proximity to both the A1(M) motorway and A690 dual carriage way for commuting as well as being just 2 miles from Durham City Centre.

Early viewings are strongly recommended to avoid disappointment.

## AREA INFORMATION

Set just 2 and a half miles from the beautiful, historic Durham City, Grange Road will meet the needs of the most discriminating purchasers in terms of location.

Grange Road is close to Cheveley Park Primary School, St Thomas Moor Catholic School and the newly constructed Belmont Campus providing nursery, primary and secondary school education. Carrville/Belmont has its own library, playground, park, doctor and dental surgeries, pub and local shops including a post office.

Grange Road also boasts fantastic countryside walks on its doorstep and it is served with an excellent transport network with park and ride facilities into Durham, the A1(M) motorway and A690 dual carriageway within a mile providing links North and South, and the Durham Railway Station providing access to the East Coast Mainline.

## ENTRANCE PORCH



### HALLWAY

Radiator and stairs with under stair storage cupboard leading to the first floor landing.

### LOUNGE

45'11" x 22'11" x 42'7" x 9'10"

Radiator, marble feature fireplace and double doors leading to the dining room.

### DINING ROOM

11'0 x 9'4

Radiator.

### KITCHEN

10'3 x 10'6

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Radiator and plumbed for automatic washing machine.

### UTILITY ROOM

11'5 x 11'3

Rear entrance door to the garden.

### FIRST FLOOR LANDING

#### BEDROOM 1

13'11 x 11'2

Radiator and a range of fitted wardrobes.

#### BEDROOM 2

12'0 x 11'0

Radiator.

#### BEDROOM 3

10'6 x 9'9

Radiator and bulk-head cupboard.

### BATHROOM

Vanity storage unit with inset wash hand basin and mixer tap, panel bath with electric shower over and glass screen, fully tiled walls and chrome heated towel rail.

### SEPARATE WC

WC and half tiled walls.

### GARAGE

With power, lighting and remote controlled access door.

### GARDENS

Walled garden to the front with laid lawn. Whilst the rear garden is a generous size with laid lawn, planted borders and fenced boundaries.



### EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0164-3057-9209-7096-7200>

### 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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.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!



#### THE PROPERTY OMBUDSMAN.

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

#### THANKS.

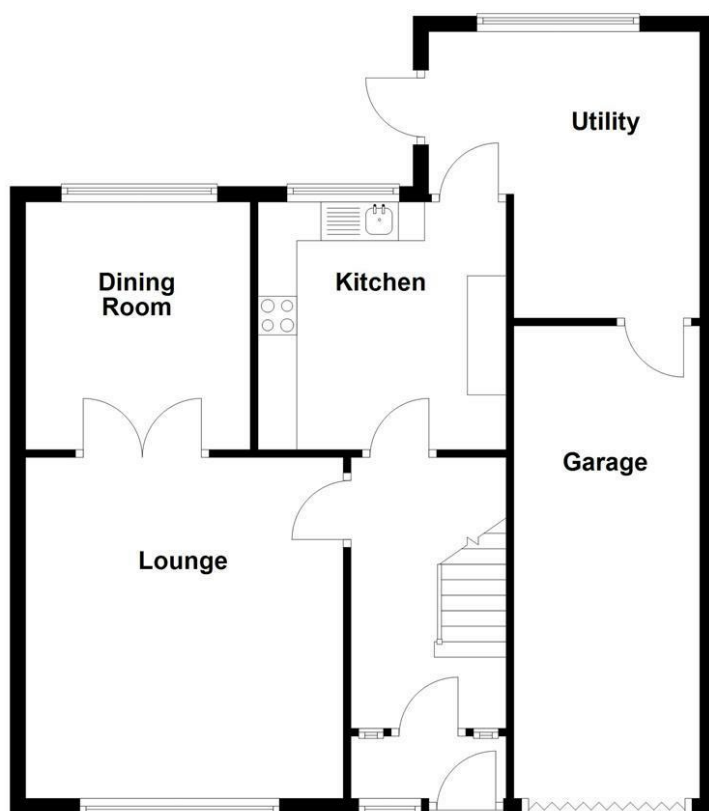
Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: C**  
**EPC Rating:**

**Ground Floor**



**First Floor**



Total area: approx. 122.1 sq. metres (1313.8 sq. feet)  
**94 Grange Road, Durham**

1 & 2 Blue Coat Buildings, Claypath,  
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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.