



Durham Moor Crescent

Framwellgate Moor, Durham DH1 5AS

- TRADITIONAL SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- DETACHED GARAGE & LONG DRIVEWAY
- EARLY VACANT POSSESSION & NO ONWARD CHAIN
- 3 BEDROOMS
- FAMILY BATHROOM WITH SHOWER
- GARDENS
- POPULAR, HIGHLY REGARDED LOCATION

Offers In The Region Of £299,500





FULL DESCRIPTION

Traditional semi detached house situated in a popular sought after location. Available with early vacant possession and no onward chain.

The internal living accommodation comprises: entrance hallway, lounge, dining room and fitted kitchen. Stairs from the hallway lead to the first floor landing, 3 bedrooms and family bathroom with an electric shower.

Externally there's a long driveway to the side of the property leading to a detached garage and gardens to the front and rear. Benefiting from gas central heating and UPVC double glazing. Durham Moor Crescent is situated north of Durham city centre, and within walking distance of the University Hospital, County Hall and several retail parks. Nearby road links offer good access throughout Co Durham and the wider region, and schooling is within walking distance and is extremely well-regarded. Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended.

AREA INFORMATION

ENTRANCE

Hallway with radiator and stairs with under stair storage cupboard to the first floor landing.

LOUNGE

13'9 x 12'4

Bay window and feature fire surround with inset electric fire.

DINING ROOM

12'6 x 12'9

Bay window and double radiator.

KITCHEN

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Plumbed for automatic washing machine, double radiator and recess housing the central heating boiler.

FIRST FLOOR LANDING

BEDROOM 1

13'2 x 10'7

Bay window radiator and wall to wall fitted wardrobes.

BEDROOM 2

10'7 x 10'6

Radiator and two built-in cupboards.

BEDROOM 3

7'9 x 7'7

Radiator.

FAMILY BATHROOM

White suite comprising: low level wc, wash hand basin, panel bath with electric shower over, fully tiled walls, radiator and extractor fan.

DETACHED GARAGE & DRIVEWAY

GARDENS

Freehold

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

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0942-2881-6991-9608-7255>

Important Info

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.

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Thanks

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Council Tax Band: D
EPC Rating: D

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