



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

Council Tax Band: C
EPC Rating:

FULL DESCRIPTION

Traditional semi-detached family home, situated in the sought-after Carville 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. Carville/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.



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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.