



**Whitesmocks Avenue**  
Durham DH1 4HP

- EXTENDED SEMI DETACHED HOUSE
- IN EXCELLENT SCHOOL CATCHMENT AREA
  - 2 RECEPTION ROOMS
- CLOAKROOM/WC, WET ROOM & BATHROOM
  - ENCLOSED REAR GARDEN
- HIGHLY REGARDED LOCATION
  - 3 BEDROOMS
- SPACIOUS KITCHEN/DINER
- 2 OFF ROAD PARKING SPACES
  - NO ONWARD CHAIN

**Asking Price £375,000**





## FULL DESCRIPTION

Well presented traditional semi detached house, situated in the highly regarded Whitesmocks area of Durham. In ready to move into condition and available with no onward chain.

With an extended internal floor plan, the living accommodation comprises, entrance porch, hallway with herringbone patterned parquet flooring, cloakroom wc, lounge with feature bow window and recessed feature fireplace and 2nd reception room suitable for a variety of uses. The kitchen/diner is a generous size with modern fitted units, two Velux windows and French doors overlooking the garden.

Stairs from the hallway leads to the first floor landing, master bedroom with stylish en-suite wet room, a further 2 bedrooms and family bathroom. Externally there's a driveway to the front providing two off road parking spaces and an enclosed garden to the rear.

Benefiting from gas central heating via a combi boiler, recent new roof, re-wiring and UPVC double glazing throughout.

This is a perfect family home, in an excellent school catchment area.

Viewings are strongly recommended,

## AREA INFORMATION

The property is situated within comfortable walking distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks.

Whitesmocks benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as IGS, Durham High and Bow private schools and the Choristers..

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The city centre is delightful with its cobbled streets and a range of local and regional retailers and 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.

## EXTERIOR ENTRANCE PORCH

Arched head entrance porch with ceramic tiled flooring and double doors to the hallway.

### ENTRANCE HALLWAY

Herringbone patterned parquet flooring, decorative stained glass window, radiator and stairs to the first floor landing.

### CLOAKROOM/WC

Wall hung wc, wash hand basin with mixer tap, tiled flooring, half tiled walls, heated towel rail and extractor fan.

### LOUNGE

15'0 x 12'6

Radiator, large bow window with decorative stained glass inserts and recessed feature fireplace with inset multi fuel burner and marble hearth.

### KITCHEN

18;4 x 13'6

Range of white high gloss handleless wall and floor units with black laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven with 5 burner gas hob and stainless steel extractor canopy. Ceramic tiled flooring with matching tiled splashbacks, vertical radiator, wall cupboard housing the central heating boiler and dining area with space for a dining table, two Velux windows, column radiator and UPVC double glazed French doors overlooking the garden.

### RECEPTION ROOM 2

10'11 x 10'4

Accessed via folding doors with glass inserts and having a modern vertical radiator.

### FIRST FLOOR LANDING

### MASTER BEDROOM

15'0 x 9'8

Radiator and a range of newly fitted shaker style wardrobes with hanging rails, shelving and mirrored door.

### WET ROOM

White suite comprising, wc, pedestal wash hand basin, mains fed shower with glass shower screen, extractor fan, radiator and fully tiled walls and flooring.

### BEDROOM 2

15'3 x 12'5

Radiator and large bow window with decorative stained glass inserts.



### BEDROOM 3

10'11 x 10'7

Column radiator and fitted wardrobe with mirrored fronts.

### FAMILY BATHROOM

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over and glass screen, extractor fan, radiator and tiled walls and flooring.

### DRIVEWAY

Situated at the front of the property and providing two off road parking spaces.

### REAR GARDEN

With laid lawn, decked patio area and fenced boundaries.

### EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8431-6925-5560-0237-2992>

### 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, Zoopla.co.uk & 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.

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### PROPERTY OMBUDSMAN.

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

### LINKS.

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: D**  
**EPC Rating: D**



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