

# STUART EDWARDS



## Front Street

Framwellgate Moor, Durham DH1 5EJ

- 2 Bed End Terraced House
- Kitchen With Appliances
- Gas Ch & Upvc Dg
- Lounge & Dinnig Room
- Bathroom With Shower
- Rear Yard

£695 PCM

**Council Tax Band: A**

**EPC Rating: E**

#### AREA INFORMATION

Situated approximately 2/3 miles north of Durham City, the highly sought after Framwellgate Moor will meet the needs of the most discriminating purchasers in terms of location. Framwellgate Moor is close to a good children's nursery, primary and secondary school and local shops. The University hospital of North Durham and Arnison Centre Retail Park also lie within close proximity. Durham City is delightful with its cobbled streets and a range of local and regional retailers as well as 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. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University. Also the A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region.

#### DESCRIPTION

The living accommodation comprises: entrance hallway, lounge, separate dining room and fitted kitchen with appliances. The first floor comprises: landing, 2 good sized bedrooms and a white family bathroom suite with an electric shower. Externally there is a rear yard. Benefiting from gas central heating and UPVC double glazing. Available immediately on a part furnished basis, early viewings are strongly recommended.

#### ENTRANCE

UPVC double glazed entrance door. Hallway with double radiator, storage cupboard, wood flooring and stairs leading to the first floor landing.

#### LOUNGE

Gas fire, wood flooring and double radiator.

#### DINING ROOM

Single radiator.

#### KITCHEN

Range of wall and floor units with inset stainless steel sink and drainer unit. Electric cooker with extractor hood, washing machine, fridge and fridge/freezer. Tiled flooring and UPVC double glazed rear entrance door.

#### CLOAKROOM W.C.

Low level w.c. and wash hand basin.

#### LANDING

#### BEDROOM 1

Double radiator, double bed, wardrobe and storage cupboard.

#### BEDROOM 2

Radiator and two single beds.

#### BATHROOM

White suite comprising: low level wc, pedestal wash hand basin and panel bath with electric shower over.

#### HEATING/DG/EXTRAS

Gas central heating with radiators and UPVC double glazing. This property is available immediately on a part furnished basis.

#### EPC INFORMATION

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2154-6220-2327-3475>

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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.

