



**STUART  
EDWARDS**

## Witton Avenue

, Durham DH7 6HZ

- WELL PRESENTED MID TERRACED HOUSE
  - KITCHEN WITH APPLIANCES
  - BATHROOM WITH SHOWER CUBICLE
  - FRONT GARDEN & REAR YARD
  - PART FURNISHED
- 2 BEDROOMS
  - SPACIOUS LOUNGE/DINING ROOM
  - ON STREET PARKING TO THE FRONT
  - GAS CH & UPVC DOUBLE GLAZING
  - GOOD ROAD LINKS & LOCAL AMENITIES

**£750 PCM**





**Council Tax Band: A**  
**EPC Rating:**

**FULL DESCRIPTION**

Well presented, spacious mid terraced house, available immediately on a part furnished basis.  
Accessed via a UPVC entrance door to the lounge with bay window and feature fireplace with electric fire. Opening onto the fitted kitchen incorporating breakfast bar with seating and appliances. An open staircase from the lounge leads to the first floor landing with fitted storage, 2 bedrooms and bathroom suite with shower cubicle.  
Externally there's on street parking to the front and low maintenance gravelled garden with fenced boundaries. Whilst there's an enclosed yard to the rear.  
Benefiting from gas central heating and UPVC double glazing throughout.  
Sacriston has its own local primary school, shops including Tesco Local, & pubs. In addition to the comprehensive public transport network which passes through the village, nearby road links, including A1M & A167, link Sacriston to nearby Durham, Newcastle & Gateshead within around 15 minutes, making this village a popular location for professionals commuting throughout the region.  
Sure to prove extremely popular, therefore early reservation is strongly recommended.

**LOUNGE/DINING ROOM**

22'2" x 14'2"  
UPVC double glazed bay window, feature fireplace with inset electric fire, radiator and stairs with under stair storage cupboard leading to the first floor landing.

**KITCHEN**

11'2" 13'1"  
Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven with gas hob and extractor hood. Automatic washing machine, freestanding fridge/freezer, breakfast bar with seating, tiled splashbacks, vinyl flooring, double radiator, extractor fan and UPVC rear entrance door to the enclosed yard.

**FIRST FLOOR LANIDNG**

Range of fitted storage units and loft access.

**BEDROOM 1**

8'7" x 12'0"  
Fitted wardrobe and double radiator.

**BEDROOM 2**

7'10" x 10'0"  
Radiator.

**BATHROOM**

9'10" x 5'9"  
White suite comprising, low level wc, wash hand basin, shower cubicle with mains fed shower, tiled walls and flooring, chrome heated towel rail and extractor fan.

**EXTERNALLY**

Front garden with gravelled area and mature planted borders and small rear yard.

**EPC.**

EPC Rating - D  
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2472-7250-2027-6735>

**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.

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