



Stuart Edwards
ESTATE AGENTS

3 FALCON WAY, ESH WINNING, DURHAM, DH7 9JW
FOR SALE £245,000

DURHAM'S MOST EXPERIENCED PROPERTY PROFESSIONALS





FULL DESCRIPTION

Detached bungalow situated in a cul-de-sac position within an exclusive development of quality properties.

The living accommodation comprises: entrance lobby, entrance hallway, lounge, separate dining room, UPVC double glazed conservatory, fitted kitchen, 3 double bedrooms with fitted wardrobes, en-suite shower room and bathroom.

Externally a double width long driveway providing ample off road parking leads to a double garage and well proportioned, beautifully laid gardens to the front and rear with a large decked patio area for outside dining.

Benefiting from gas central heating and UPVC double glazing throughout.

Esh Winning is located approximately 6.5 miles from Durham City and has good public transportation links, schools and local amenities.

Bungalows of this size are rare to the market. Sure to prove popular, therefore early viewings are strongly recommended to avoid disappointment.



ENTRANCE LOBBY

With UPVC entrance door.

HALLWAY

Two radiators, airing cupboard and storage cupboard.

LOUNGE

13' 11" x 16' (4.24m x 4.88m) Alcove cabinets and bookshelves, double radiator, bay window, feature fireplace with inset coal effect gas fire and double doors leading to the hallway.



DINING ROOM

10' 3" x 8' (3.12m x 2.44m) Partial Parquet style flooring, double radiator and patio doors leading to the conservatory.

CONSERVATORY

13' x 10' 2" (3.96m x 3.1m) UPVC double glazed with ceramic tiled flooring and door leading to the rear garden.

KITCHEN

12' 6" x 9' 6" (3.81m x 2.9m) Range of wall and floor units with natural beech worktops and inset Belfast sink. Extractor hood, plumbed for automatic washing machine and UPVC rear entrance door.



BEDROOM 1

11' 7" x 9' 2" (3.53m x 2.79m) Feature bay window, double radiator and a range of fitted wardrobes.

EN-SUITE

Fully feature tiled with low level wc, wash hand basin, shower cubicle with electric shower and double radiator.

BEDROOM 2

12' 1" x 9' 0" (3.68m x 2.74m) Double radiator and a range of fitted wardrobes with mirrored fronts.

BEDROOM 3

9' 9" x 10' (2.97m x 3.05m) Double radiator and a range of fitted wardrobes with mirrored fronts.



BATHROOM

Comprising: low level wc, vanity unit with inset wash hand basin, panel bath with folding screen, radiator and extractor fan.



GARDENS

Well proportioned and beautifully maintained gardens to the front and rear with laid lawns, planted borders, paved walkways and a large decked patio area.

DOUBLE ATTACHED GARAGE

With large double width driveway providing off road parking for several cars.

TENURE - 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.

VIEWING

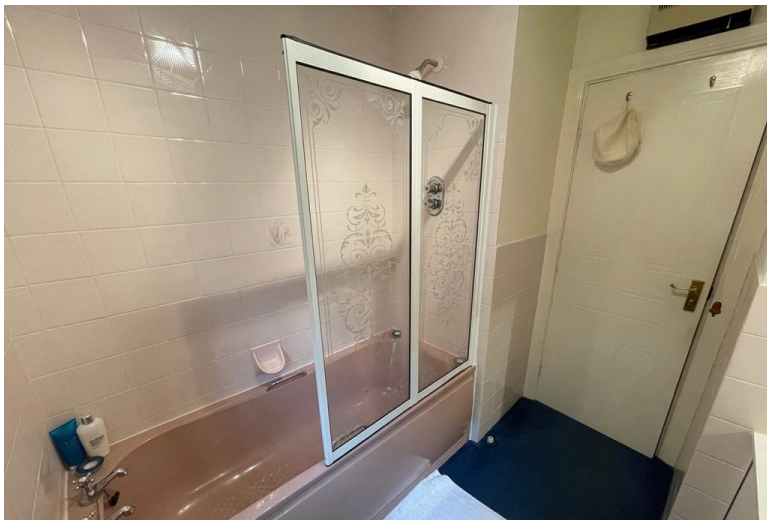
Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

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.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THANK YOU

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.



Ground Floor



3 Falcon Way, Esh Winning, Durham