



Stuart Edwards
ESTATE AGENTS

3 HIGH CARR CLOSE, FRAMWELLGATE MOOR, DURHAM,
DH1 5AT
FOR SALE £220,000

DURHAMS MOST EXPERIENCED PROPERTY PROFESSIONALS





AREA INFORMATION

Situated within 2 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 Arncliffe 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 backdrop 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.



FULL DESCRIPTION

Excellently located detached house, in need of some refurbishment.

Providing well planned family living accommodation the property comprises: entrance hallway, lounge/dining room and fitted kitchen. To the first floor: landing, 3 bedrooms, bathroom and separate WC. Externally there are well laid gardens to the front and rear and a driveway leads to a detached garage to provide off road parking. Benefiting from gas central heating and UPVC double glazing. Rarely available to the market and having no onward chain. Early viewings are strongly recommended to avoid disappointment.

ENTRANCE HALL

Double radiator, two storage cupboards, coved ceiling and stairs leading to the first landing.

LOUNGE/DINING ROOM

18' 10" x 11' 3" (5.75m x 3.45m) Coved ceiling, double radiator and feature fireplace with inset gas fire.

KITCHEN

11' 5" x 10' 7" (3.48m x 3.24m) Range of floor and wall units with laminate worktops, inset stainless steel sink and drainer unit with mixer tap. Plumbed for automatic washing machine, pantry, vinyl flooring, storage cupboard, conventional gas boiler, coved ceiling and UPVC door to side of property and garden.

FIRST FLOOR LANDING

Storage cupboard with water tanks and access to loft.

BEDROOM 1

12' 4" x 9' 10" (3.78m x 3m) Radiator and a range of fitted wardrobes.

BEDROOM 2

8' 10" x 10' 11" (2.71m x 3.35m) Radiator.

BEDROOM 3

9' 6" x 7' 10" (2.91m x 2.41m) Radiator.

BATHROOM

Suite comprising panel path with overhead electric shower, wash hand basin, radiator and tiled walls.



SEPARATE WC

Low level WC, tiled walls and vinyl flooring.

GARDENS

Well laid gardens to the front and rear with laid lawn and patio areas.

GARAGE

Accessed via driveway with up and over door.

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.



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.



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.

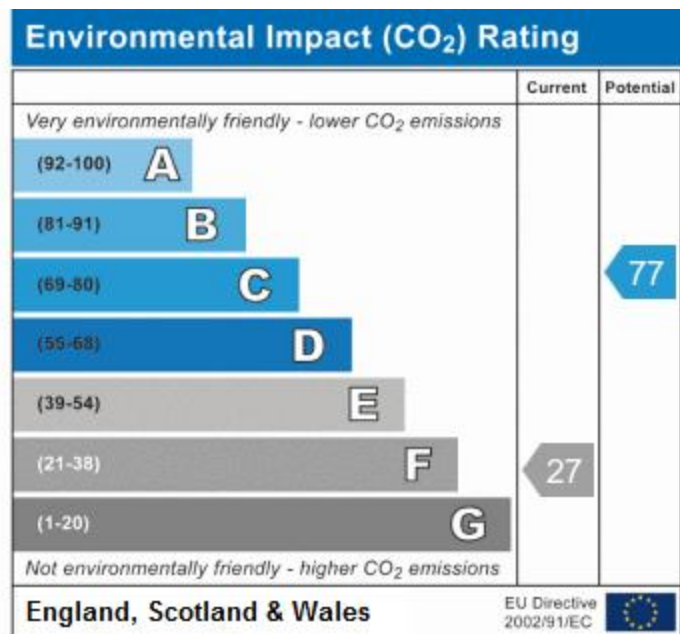
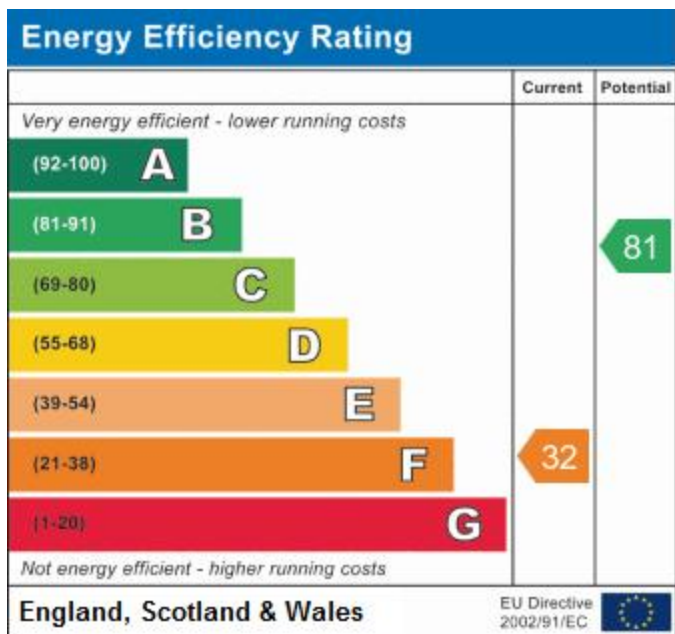
If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

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

Approx. 37.8 sq. metres (407.2 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



3 High Carr Close, Durham

1 & 2 Blue Coat Buildings,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements