



| Newton Hall | Durham | DH1 5XS

*** NO UPPER CHAIN, LEASE CURRENTLY BEING EXTENDED TO 140 YEARS, REAR GARDEN, GARAGE, MUST BE VIEWED *** This two bedroom first floor flat is located on Staindrop Road in Newton Hall, Durham. The property benefits from double glazing and gas central heating. The property comprises: an entrance porch, stairs to the first floor, landing, spacious living room, fitted kitchen, two bedrooms and a bathroom. Externally there is a rear garden laid to lawn and a garage located in a separate block. Viewings are highly recommended so please call us on 0191 384 3330.

£85,000

- Two Bedroom
- First Floor Flat
- No Upper Chain
- Lease Being Extended To 140 Years
- EPC Rating D



Property Description

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ENTRANCE PORCH

Including carpet flooring and a radiator.

STAIRS TO FIRST FLOOR

With carpet flooring.

LANDING

Including a built in storage cupboard housing a Baxi combi

boiler and carpet flooring.

LIVING ROOM

14' 6" x 10' 8" (4.425m x 3.267m) Spacious living room including laminate flooring, coving, a radiator and a double glazed window to the front.

KITCHEN

8' 10" x 7' 10" (2.712m x 2.390m) Kitchen including fitted wall and base units with a contrasting work surface, one and a half stainless steel sink drainer with a mixer tap, electric cooker point, tiled splash back, plumbing for a washing machine, laminate flooring and a double glazed window to the rear.

MASTER BEDROOM

12' 4" x 9' 11" (3.767m x 3.029m) Master bedroom with a built in storage cupboard, carpet flooring, a radiator and a double glazed window to the front.

BEDROOM TWO

10' 5" x 8' 5" (3.182m x 2.583m) Bedroom with carpet flooring, a radiator and a double glazed window to the rear.

BATHROOM

6' 2" x 5' 5" (1.882m x 1.655m) Bathroom including a bath with an electric shower above, low level WC, pedestal wash hand basin, tiled walls, vinyl flooring, a radiator and a double glazed window to the rear.

REAR GARDEN

To the rear of the property is an enclosed garden laid to lawn.

GARAGE

The property includes a single garage located in a separate block located to the rear of the property.

LEASEHOLD DETAILS

The seller is currently purchasing an extension to the current lease. This will make the lease length 140 years with a £90 per annum ground rent.

Currently the lease length is 50 years with a £20 a year ground rent.



Tenure

Leasehold

Council Tax Band

A

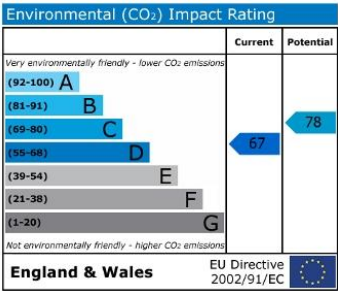
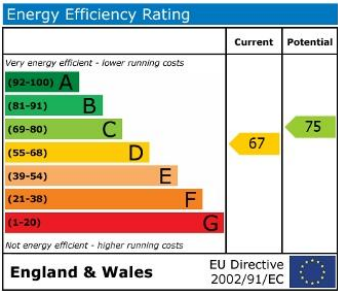
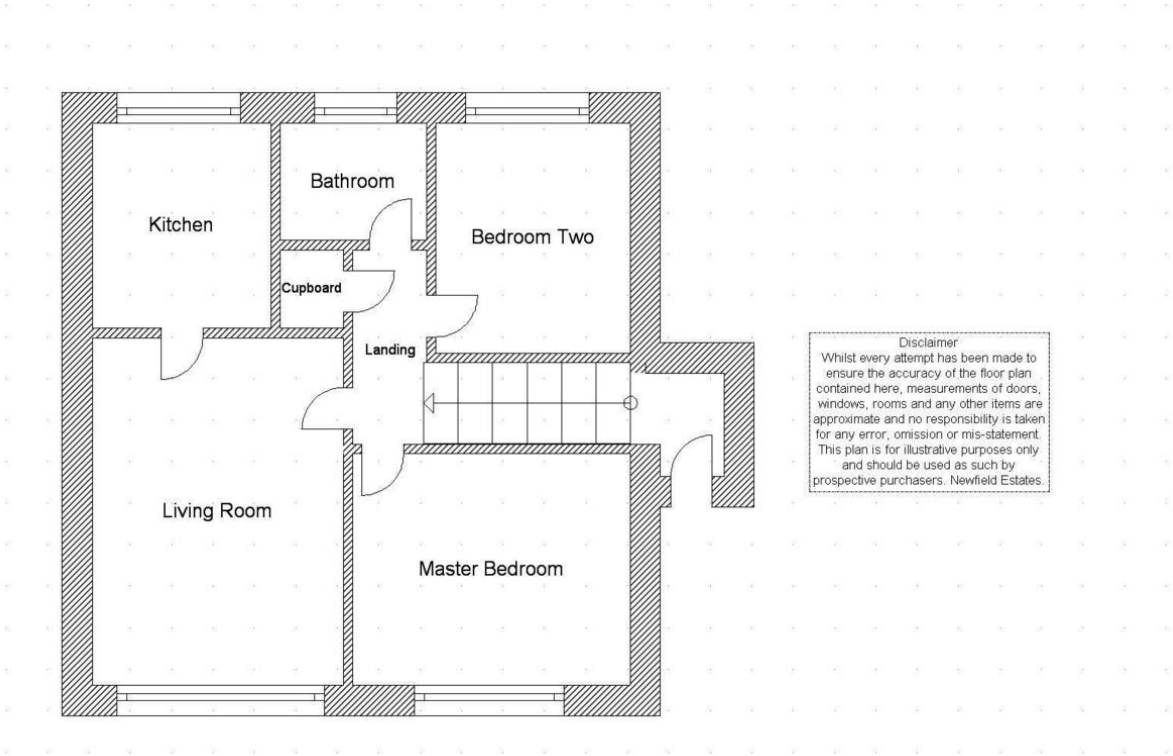
Viewing Arrangements

Strictly by appointment

Contact Details

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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 and 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