



Stuart Edwards
ESTATE AGENTS

22 BAMBURGH ROAD, NEWTON HALL DH1 5NW
FOR SALE £179,950

DURHAM'S MOST EXPERIENCED PROPERTY PROFESSIONALS





AREA INFORMATION

Situated approximately 2 miles north of Durham City, the highly sought after area of Newton Hall will meet the needs of the most discriminating purchasers in terms of location.

Newton Hall is close to a good children's nursery, primary, secondary school and local shops. The University hospital of North Durham and Amison 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 and A167 lie a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region.



FULL DESCRIPTION

Semi detached house offering a spacious family home on the popular Newton Hall Estate just 2 miles from Durham City Centre.

Having undergone a full refurbishment program the living accommodation comprises: entrance hallway with storage cupboard, lounge with modern feature fire surround, stylish kitchen/dining room with contemporary units, luxury granite worktops and useful utility room.

To the first floor: landing with loft access, 3 good sized bedrooms and newly fitted bathroom suite. Externally a driveway leads to a single garage to provide off road parking, laid lawn to the front, whilst the rear has newly laid turf, pathway and fenced boundaries.

Benefiting from gas central heating via a newly fitted combi boiler, new UPVC windows throughout, white UPVC fascias with rainwater goods, re-wiring with new and additional chrome sockets, newly plastered walls, panel doors, security lighting and new floor coverings.

Available with no onward chain, Newton hall is an excellent location and is always in high demand amongst buyers. Early viewings are strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

Newly fitted black composite entrance door leading to hallway with laminate flooring, smoke detector, cupboard housing electrical meter and stairs leading to the first floor landing.

LOUNGE

11' 5" x 13' 11" (3.48m x 4.26m) Radiator and modern feature fire surround with inset electric fire.

KITCHEN/DINING ROOM

17' 10" x 10' 5" (5.45m x 3.18m) Newly fitted range of contemporary wall and floor units with luxury granite worktops and inset stainless steel sink with mixer tap. Integrated fridge/freezer, electric oven and hob. Spot lighting, radiator and two UPVC windows enjoying views over the rear garden.

UTILITY ROOM

8' 3" x 7' 10" (2.54m x 2.41m) Laminate flooring, radiator, newly fitted wall mounted combi boiler, access door to garage and UPVC rear entrance door.



FIRST FLOOR LANDING

Storage cupboard, smoke detector and loft access.

BEDROOM 1

11' 5" x 9' 11" (3.48m x 3.04m) Radiator and UPVC window to front elevation.

BEDROOM 2

10' 11" x 8' 10" (3.34m x 2.71m) Radiator and UPVC window to rear elevation.

BEDROOM 3

8' 5" x 7' 8" (2.57m x 2.34m) Radiator and UPVC window to front elevation.

BATHROOM

8' 7" x 5' 5" (2.64m x 1.66m) Newly fitted white suite comprising: low level wc, wash hand basin, panel bath with bath tap shower fitting, radiator, laminate flooring and spot lighting.

GARAGE AND DRIVEWAY

Providing off road parking.

GARDENS

Laid lawn to the front, whilst a pathway to the side of the house leads to the rear garden with newly laid lawn, fenced boundaries and security light.

TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.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.





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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 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