

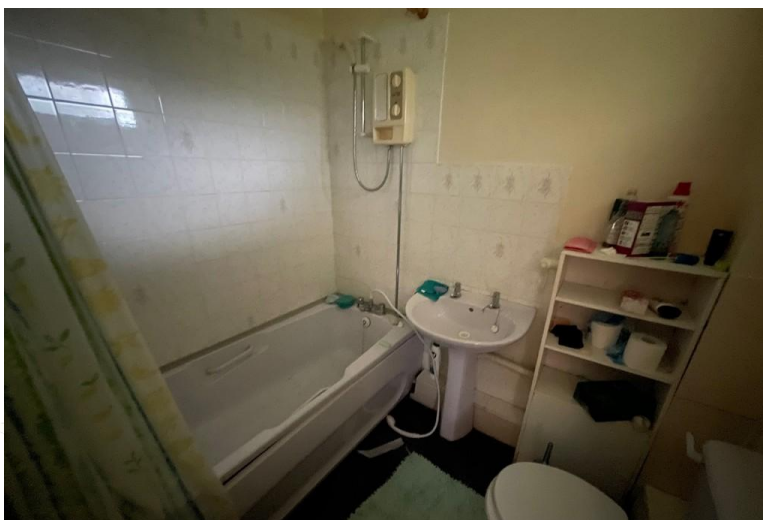


Stuart Edwards
ESTATE AGENTS

22 MIDDLEHAM ROAD, NEWTON HALL, DURHAM, DH1 5QH
FOR SALE £47,500

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 Arnison 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

Affordably priced, ground floor flat and ideal investment opportunity.

In need of some refurbishment the property comprises: entrance, open plan lounge/kitchen/diner, double bedroom and bathroom.

Externally there is an allocated off road parking space.

Situated on the popular and highly sought after area of Newton Hall. just 2 miles from Durham City Centre.

Available with no onward chain, viewings are strongly recommended.

ENTRANCE

OPEN PLAN LOUNGE/KITCHEN/DINER

9' 8" x 19' 6" (2.96m x 5.96m) Night storage radiator and coved ceiling.

Kitchen area with range of wall and floor units incorporation breakfast bar and inset stainless steel sink and drainer.

DOUBLE BEDROOM

7' 10" x 11' 7" (2.4m x 3.54m) Night storage radiator.

BATHROOM

White suite comprising: low level wc, wash hand basin, panel bath with electric shower over, part tiled walls, wall heater and extractor fan.

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.

TENURE - LEASEHOLD

We have been informed that the property is Leasehold with 68 years remaining on the lease. 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, 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.