



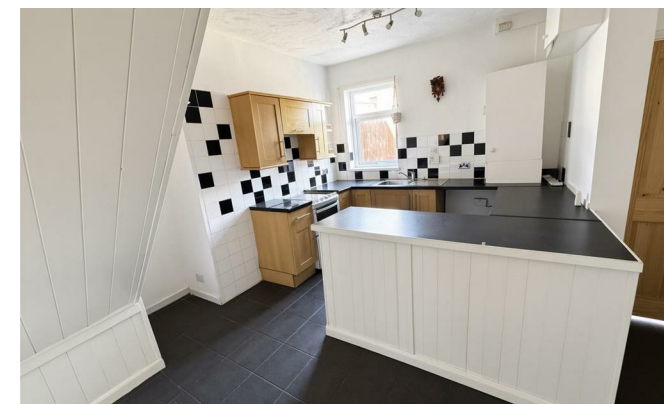
**STUART
EDWARDS**

Browney Lane

Browney, Durham DH7 8HT

- AFFORDABLY PRICED
- 2 DOUBLE BEDROOMS
- BATHROOM WITH SHOWER
 - NO ONWARD CHAIN
- 3 MILES FROM DURHAM CITY
- MID TERRACED HOUSE
- LOUNGE & KITCHEN
- ENCLOSED REAR YARD
- ON STREET PARKING
- EXCELLENT ROAD LINKS & AMENITIES

Asking Price £75,000



Council Tax Band: A

EPC Rating:

FULL DESCRIPTION

Affordably priced mid terraced house, a perfect first time buyer property or investment opportunity, available with no onward chain

Accessed via a UPVC entrance door to the hallway leading through to the lounge and fitted kitchen with rear entrance lobby.

An open staircase front the kitchen leads to the first floor landing with 2 double bedrooms and bathroom.

Externally there is on street parking and an enclosed yard to the rear.

Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout.

Brownely is a small village located approximately 3 miles from Durham City. The area offers a quiet village setting with convenient commuter links via the A690 and A167. Convenience stores and a post office are within walking distance, with larger supermarkets and retailers are in nearby Meadowfield, Brandon, and Langley Moor.

Available with early vacant possession, internal inspection is essential.

ENYRANCE HALLWAY

UPVC entrance door leading to hallway with dado rail and laminate flooring.

LOUNGE

14'11" x 11'11"

Feature fire place, laminate flooring, coved ceiling and double radiator.

KITCHEN

13'9" x 13'5"

Range of shaker style wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. Tiled splashbacks and flooring, cooker point, plumbed for automatic washing machine, cupboard housing the central heating boiler, radiator and stairs to the first floor landing.

REAR ENTRANCE LOBBY

UPVC entrance door leading to the rear yard.

FIRST FLOOR LANIDNG

With storage cupboard.

BEDROOM 1

15'1" x 11'2"

Double radiator and coved ceiling.

BEDROOM 2

10'5" x 9'5"

Radiator and coved ceiling.

BATHROOM

7'8" x 5'8"

Close coupled wc, pedestal wash hand basin, electric shower, anti-slip floor, double radiator, tiled walls and extractor fan.

ENCLOSED REAR YARD

With fenced boundary and rear access gate.

EPC.

EPC Rating -

EPC Link -

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

