



MICHAEL HODGSON

estate agents & chartered surveyors

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MAYORSWELL CLOSE, DURHAM

£325,000

We are delighted to offer to the market this fantastic 3 bed detached property situated within Durham City. This modern home is situated within walking distance of Durham City Centre in a much sought after and respected area. The property boasts contemporary decor, superb kitchen with integrated appliances in addition to many extras of note. The living accommodation briefly comprises of: Entrance Vestibule, WC / Cloaks, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms, En Suite to the Master Bedroom and a Shower Room. Externally there is a front block paved driveway whilst to the rear there is a garden with paved patio area and artificial grass lawn in addition to an elevated patio having a detached summer house / home office that could be used for a variety of uses. Durham City is a highly regarded location offering many amenities, restaurants, bars and cafes plus well respected schools and University. Viewing is highly recommended to fully appreciate the home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Detached House

Living Room

No Chain Involved

Viewing Advised

3 Bedrooms

Kitchen / Dining Room

Shower Room & En Suite

EPC Rating: C

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Entrance Vestibule

Tiled floor, leading to:

WC/Cloaks

Modern white suite comprising low level and wash hand basin with mixer tap set on a vanity unit, extractor, radiator, tiled floor

Living Room

13'5" x 11'4"

The Living Room as a double glazed widow to the front elevation, return oak staircase, radiator, under-stairs cupboard, opening to:

Kitchen / Dining Room

9'6" x 14'5"

The Kitchen has a range of floor and wall units, granite worktops with matching splashbacks, integrated , fridge / freezer, dishwasher washer/dryer and microwave, stainless steel sink with mixer tap, gas hob with extractor over, cupboard with wall mounted gas central heating boiler, double glazed window to the rear elevation and double glazed French doors leading to the rear garden, radiator

First Floor

Landing

Bedroom One

11'8" x 8'11"

Front facing double glazed window, radiator, wardrobe/dressing area

En Suite

White suite comprising low level wc ,wall hung wash hand basin with mixer tap tiled walls and floor, extractor, recessed spot lighting

Bedroom Two

8'6" x 10'4"

Rear facing double glazed window,radiator

Bedroom Three

9'11" x 10'4"

Rear facing double glazed window, radiator

Shower Room

Luxury white suite comprising low level wc, wall hung wash hand basin with mixer tap, shower with rainfall style shower head, tiled walls and floor, double glazed window, extractor, recessed spot lighting, extractor

External

Externally there is a front block paved driveway whilst to the rear there is a garden with paved patio area and artificial grass lawn in addition to an elevated patio having a detached summer house / home office that could be used for a variety of uses.

Summer House / Office

6'10" x 12'9"

A detached summer house situated to the rear of the garden that could be used for a variety of uses.

COUNCIL TAX

The Council Tax Band is Band D

TENURE

We are advised by the Vendors that the property is Freehold . Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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