



SSTC, Abbey Mead, Quarryheads Lane, Durham. DH1 3DZ

A rare opportunity to acquire this spacious, 3 bedroom Semi-Detached period property. Located on the sought after Quarryheads Lane, near the heart of Durham City Centre. Situated in a peaceful residential area of the city and only a stones throw away from Durham's stunning Castle and Cathedral and array of local amenities.



£595,000 Freehold

PROPERTY DESCRIPTION

Abbey Mead is an exceptionally well presented property which has recently undergone extensive internal renovation, offering stylish living in the idyllic location of Quarryheads Lane just off Potters Bank. This spacious property offers versatile living with features such as an Inglenook fireplace, bay windows and elegant country-cottage style kitchen.

The property briefly comprises of a spacious reception hall with access to the front aspect living room, dining room and kitchen/dining room. To the first floor there are three spacious bedrooms, a family bathroom with stylish shower, bath, hand basin, heated towel rail and an adjacent separate WC.

Externally, the property benefits from a single integral garage, double length driveway, garden to the front laid to lawn and to the rear, a generous sized landscaped garden with patio and lawn offering views of Durham Cathedral and Castle.

Viewing is highly recommended.

FEATURES

- STUNNING PERIOD PROPERTY
- CATHEDRAL VIEWS
- WALKING DISTANCE TO DURHAM CITY
- PEACEFUL RIVERSIDE LOCATION
- INTEGRAL GARAGE WITH DRIVEWAY
- REAR GARDEN WITH GOOD DEGREE OF PRIVACY



ROOM DESCRIPTIONS

Ground Floor

Hallway

Living Room

4.00m x 4.40m (13' 1" x 14' 5")

Dining Room

3.50m x 4.00m (11' 6" x 13' 1")

Kitchen / Breakfast Room

3.50m x 5.80m (11' 6" x 19' 0")

Garage

First Floor

Bedroom One

3.50m x 3.55m (11' 6" x 11' 8")

Bedroom Two

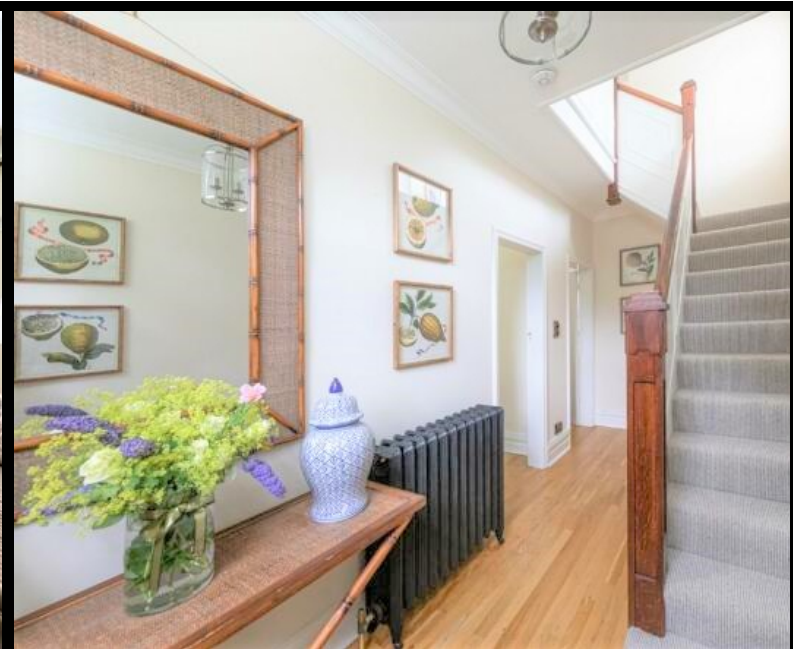
3.50m x 4.40m (11' 6" x 14' 5")

Bedroom Three

2.50m x 2.70m (8' 2" x 8' 10")

Bathroom

W/C



FLOORPLAN & EPC



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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