



2 Bedrooms

This well-presented two-bedroom flat is ideal for a wide range of buyers, offering generous living space in a highly convenient location. The property features a spacious lounge, a separate kitchen, and two well-proportioned bedrooms, making it both practical and comfortable.

Perfectly positioned, the flat is just a 5-minute walk from Dalton Park, where you'll find a fantastic selection of major shops, restaurants, and leisure facilities. For those needing to travel further afield, the A19 is only a 2-minute drive away, providing excellent access to Sunderland, Newcastle, Middlesbrough, and beyond – making it a superb choice for commuters.

With its combination of space, location, and accessibility, this property offers great value and an excellent opportunity for first-time buyers, downsizers, or investors alike.

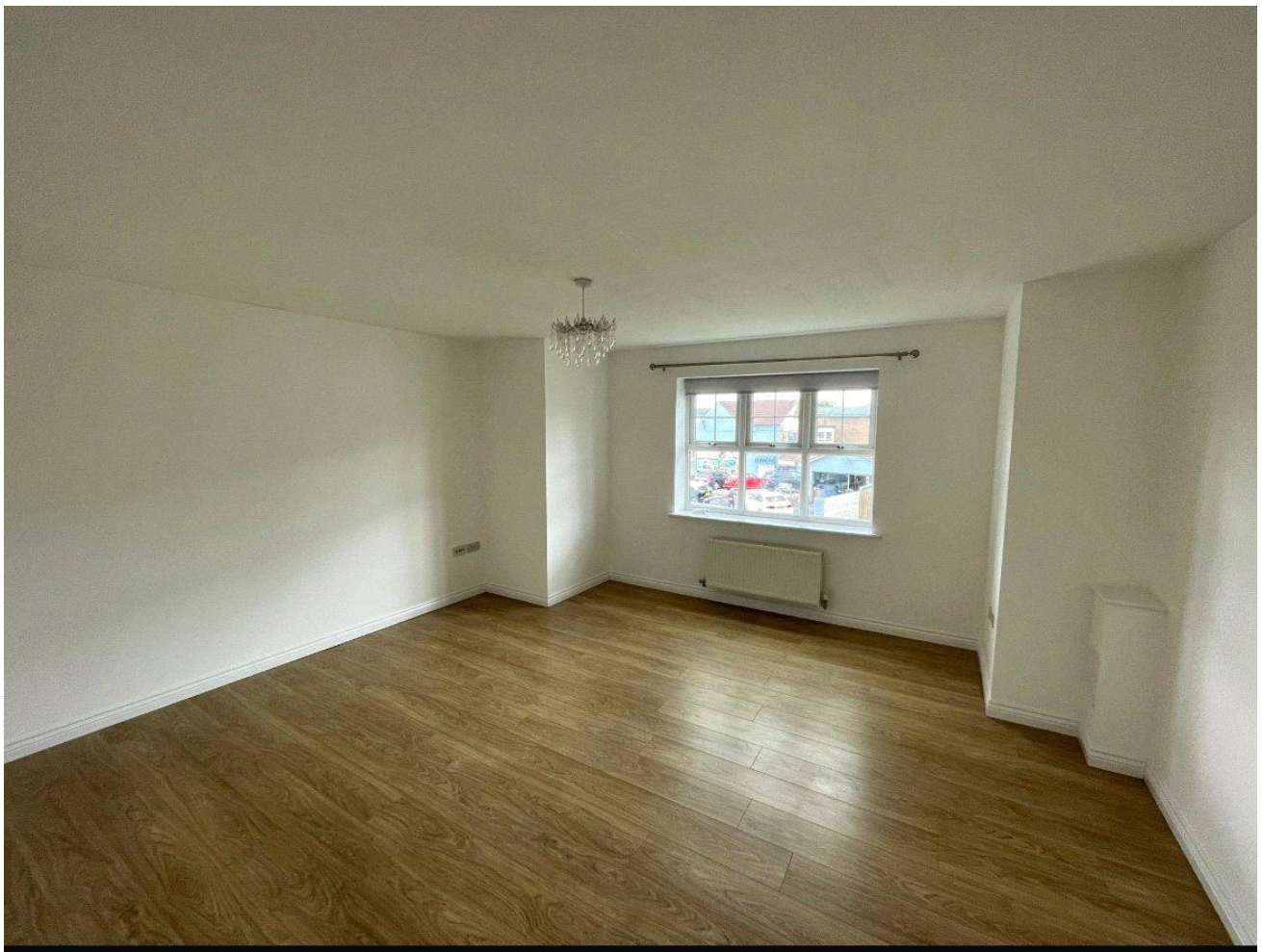
# Dreswick Court

Murton, Co, Durham, SR7

Offers Over:

**£75,000**

EPC Rating: B



**Lounge:**

**4.6 x 4.3**

With laminate flooring, double glazed window and radiator.

**Kitchen:**

**3.4 x 2.75**

With wall and base units, induction hob, electric oven, extractor fan, lino flooring, double glazed window, tiled splashback and stainless steel sink.



**Bedroom One:**

**3.2 x 3.55**

With double glazed window and radiator.

**Bedroom Two:**

**4 x 2.5**

With double glazed window and radiator.

**Bathroom:**

**1.7 x 2.75**

Comprising of partially tiled wall, panelled bath with overhead shower unit, low level W.C, pedestal wash hand basin, radiator and double glazed window.

**Externally:**

The property is a 2 minute drive from the A19 and a 5 minute walk from Dalton Park, which is a main bus route to Sunderland, Peterlee, Durham and Middlesborough, the property also offers an allocated parking space.



For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



### **Material Information:**

The following information should be read and considered by any potential buyers prior to making a transactional decision.

#### **SERVICES:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

**WATER METER-** TBC

**PARKING ARRANGEMENTS:** DRIVEWAY

**BROADBAND SPEED:** The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

**ELECTRIC CAR CHARGER-** No

**MOBILE PHONE SIGNAL:** No known issues at the property



### **Disclaimer :**

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate (truncated)



**Tenure** - Leasehold

**Viewing** - By appointment through Holbrook & Co

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 84 B	← 84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract