



Charming two-bedroom terraced house with phenomenal views.

This property offers a perfect blend of affordability, comfort, and ample natural light throughout.

The spacious living area is ideal for relaxing or entertaining guests, while the well-maintained garden provides an outdoor space to enjoy.

The kitchen is modern and spacious, making meal preparation a pleasure.

Both bedrooms are generously sized and feature large windows that flood the rooms with sunlight.

This homely property is perfect for first-time buyers, couples, or small families looking for a peaceful and welcoming home.

Asking Price:

£95,000

EPC Rating: To be confirmed

Edison Street
Murton, County Durham, SR7



Reception Room:
14'10" x 13' (4.52m x 3.96m)
 UPVC Bay Window, Radiator.

Kitchen:
7'9" x 15' (2.36m x 4.57m)
 Stainless Steel Sink with Chrome Mixer Tap, UPVC Window, UPVC Door, Boiler, Ceiling Spotlights, Radiator, Hob.

Bedroom 1:
11'9" x 11' (3.58m x 3.35m)
 UPVC Window, Radiator, Built in Storage Cupboard.

Bedroom 2:
11'1" x 9'10" (3.38m x 3m)
 Radiator, UPVC Window.

Bathroom:
5' x 8'7" (1.52m x 2.62m)
 Toilet, Washbasin with Chrome Mixer Tap & Vanity Unit, UPVC Window, Radiator, Bath with Wall Mounted Overhead Shower.

Material Information:
 SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.
 MAINTENANCE / SERVICE CHARGE: NO
 WATER METER: TBC
 PARKING ARRANGEMENTS: On-Street



For additional information and full photo gallery
 please visit www.holbrookandco.co.uk



BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here
<https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold, but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and Halbrook Ltd accepts no liability for their accuracy.

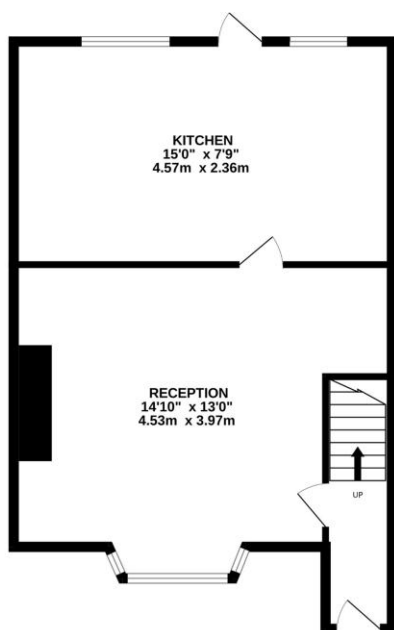


Tenure - Freehold

Viewing - By appointment through Holbrook & Co



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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