



### 3 bed terraced house to buy in

Tyzack Street, Edmondsley, Durham,  
Durham, DH7 6DS

# £90,000

 x 3  x 1  x 1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ 3 Bedroom
- ✓ End Terrace
- ✓ Newly refurbished
- ✓ Modern Kitchen
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
Durham City

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to present to the market this recently refurbished three-bedroom end-of-terrace home, situated within the sought-after village of Edmondsley. Finished to a high standard by the current owners, the property offers stylish, move-in ready accommodation throughout and is likely to appeal to first-time buyers, families and investors alike, given its convenient position close to local amenities and the village's well-regarded infant and primary school.

On the ground floor, the lounge provides a welcoming reception room featuring a wood burning stove, while the well-appointed newly-fitted kitchen is fitted with a range of wall and base units, a Rangemaster cooker and composite sink, offering plenty of space for everyday family life. A part-glazed UPVC door leads to the rear courtyard, whilst another doorway leads from the kitchen to the conservatory, which adds a further versatile reception space with power and lighting,

To the first floor are three bedrooms, all comfortably proportioned, served by a family bathroom fitted with a panelled bath with shower over, pedestal wash hand basin and WC, with fully tiled walls completing the room.

Externally, the rear courtyard has been designed for low-maintenance living, with gated access onto the rear lane providing a practical and secure entrance. Edmondsley is a popular village offering easy access to local amenities and is particularly well regarded for its infant and primary schooling, making this an ideal setting for families and those seeking a settled community in a convenient location.

Council Tax Band: A

Tenure: Freehold

Price: £90,000

Property Type: Terraced House

Parking: Allocated, On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Lounge

4.40m x 5.20m (14'5" x 17'0")

A welcoming lounge positioned to the front of the property, featuring a characterful wood burning stove as a focal point and laminate flooring throughout. A central heating radiator ensures year-round comfort, and stairs rise from here to the first floor. Access to the property is via a UPVC front door directly into this room.



## Kitchen

4.60m x 2.50m (15'1" x 8'2")

A newly-fitted kitchen extending to the rear of the property, appointed with a range of wall and base units beneath a roll-top worktop, and featuring an inset composite single sink with mixer tap. A Rangemaster range-style cooker sits beneath an extractor fan, with plumbing for a washing machine and space for a fridge freezer also provided. Ceramic tile flooring, a central heating radiator and a part-glazed UPVC door leading out to the courtyard complete the room, with a further door giving access to the conservatory.



## Conservatory

Accessed from the kitchen, the conservatory is a useful additional reception space benefitting from double glazed UPVC construction, power and lighting, and vinyl flooring, making it well suited for use as a dining area, playroom or simply a light-filled retreat.



## First Floor Landing

A central landing serving all first-floor rooms, with a double glazed rear-aspect window and carpeted flooring.

## Bedroom One

4.10m x 3.30m (13'5" x 10'9")

A well-proportioned double bedroom to the front of the property, with laminate flooring and a central heating radiator.



## Bedroom Two

2.60m x 2.50m (8'6" x 8'2")

A second bedroom positioned to the rear of the property, fitted with laminate flooring and a central heating radiator.



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## Bedroom Three

4.10m x 2.10m (13'5" x 6'10")

A third bedroom to the front of the property, with laminate flooring and a central heating radiator. The combi boiler is located within this room. Loft Access hatch.



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## Family Bathroom

1.90m x 1.60m (6'2" x 5'2")

A family bathroom fitted with a white three-piece suite comprising WC, pedestal wash hand basin and a panelled bath with shower over. The walls are fully tiled, and a central heating radiator completes the room.

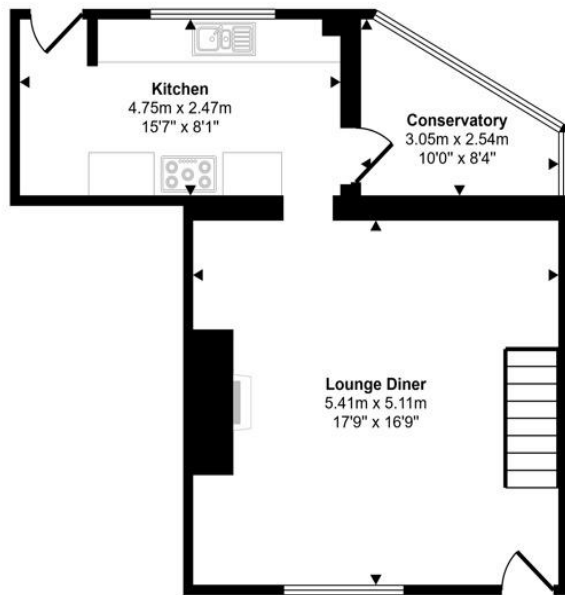


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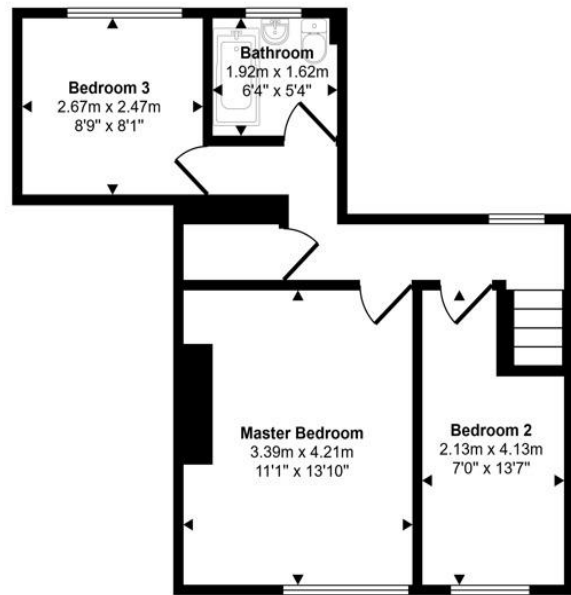
## Externally

The rear of the property benefits from a small low-maintenance courtyard. Gated access onto the rear lane provides a secure and convenient rear entrance to the home.

Approx Gross Internal Area  
89 sq m / 957 sq ft



Ground Floor  
Approx 47 sq m / 510 sq ft



First Floor  
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 49      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Tyzack Street, Edmondsley, Durham, Durham, DH7 6DS

Contact your local branch today for more information on this property:

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