



## Beech Road

Framwellgate Moor, Durham, DH15JE

£950 PCM

Situated on Beech Road in the appealing area of Framwellgate Moor, Durham, this newly refurbished semi-detached house presents an excellent opportunity for those seeking a modern and comfortable home. With two well-proportioned bedrooms and a stylish bathroom, this property is ideal for small families, couples, or individuals looking for a serene living space.

Upon entering, you will be greeted by a bright and inviting reception room, which flows seamlessly into a high-quality kitchen. The kitchen is equipped with a built-in oven, an induction hob, and an extractor fan, alongside a freestanding washing machine. The new carpets and Luxury Vinyl Tile flooring throughout the property and the neutral decor create a warm and welcoming atmosphere, allowing you to easily personalise the space to your taste.

The bathroom features a white suite with shower bath. Outside, the low-maintenance rear garden is both paved and gravelled, providing a lovely area for relaxation or outdoor entertaining without the hassle of extensive upkeep. The large driveway at the front of the property offers ample off-street parking, a valuable asset in this desirable location.

Conveniently situated close to Durham city and the Arnison Retail Centre, this home benefits from easy access to a main bus route, ensuring that you are well-connected to local amenities and attractions. With a combi boiler and double glazing, this property promises comfort and efficiency throughout the year. This delightful home is not to be missed, offering a perfect blend of modern living and convenience in a sought-after area.

- Newly refurbished 2-bed house
- High-quality kitchen appliances
- New carpets and neutral decor
- White bathroom suite
- Low maintenance paved garden
- Large driveway for parking
- Combi boiler and double glazing
- Close to Durham City
- Near Arnison Centre
- Easy access to bus routes

### Viewing

Please contact us on 0191 386 7539 if you wish to arrange a viewing appointment for this property or require further information.



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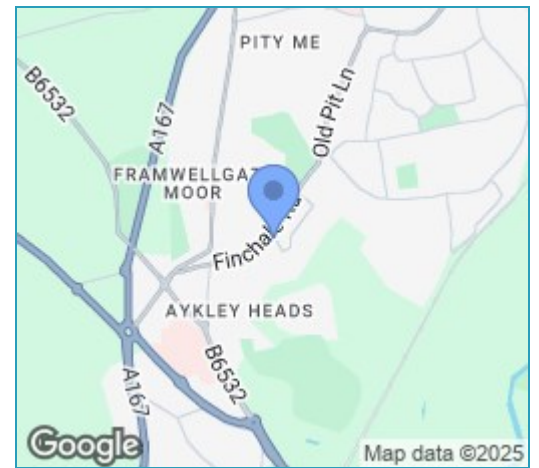
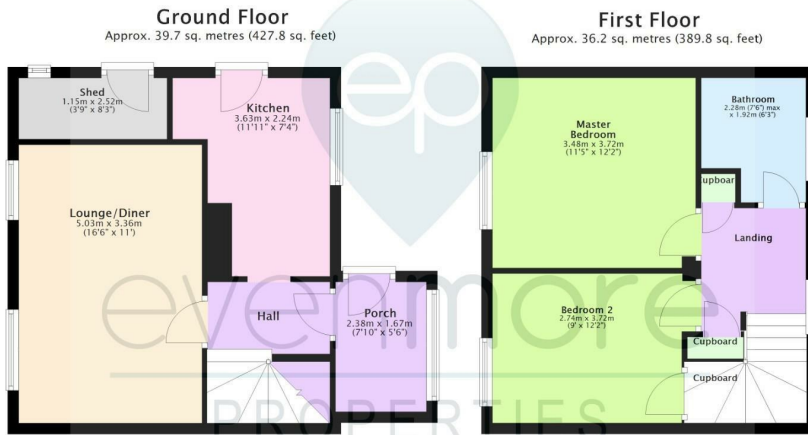
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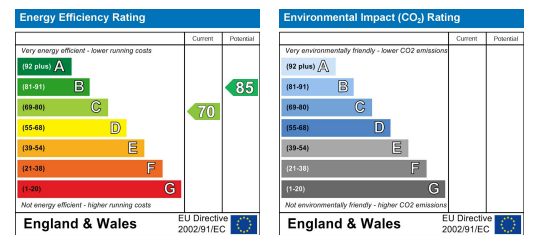
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## Floor Plan

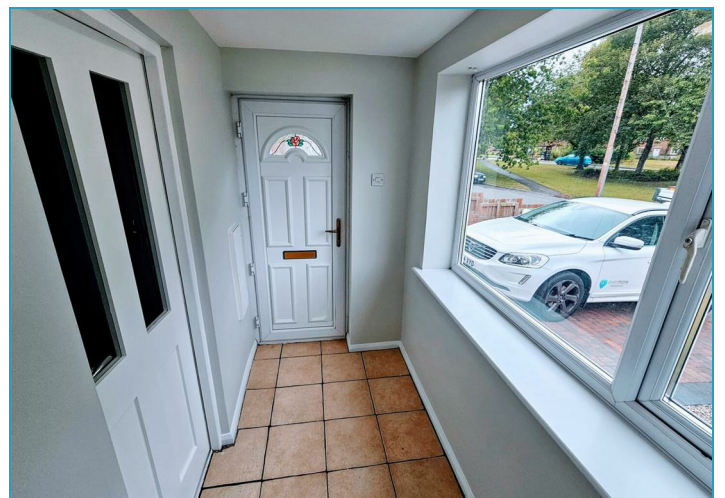
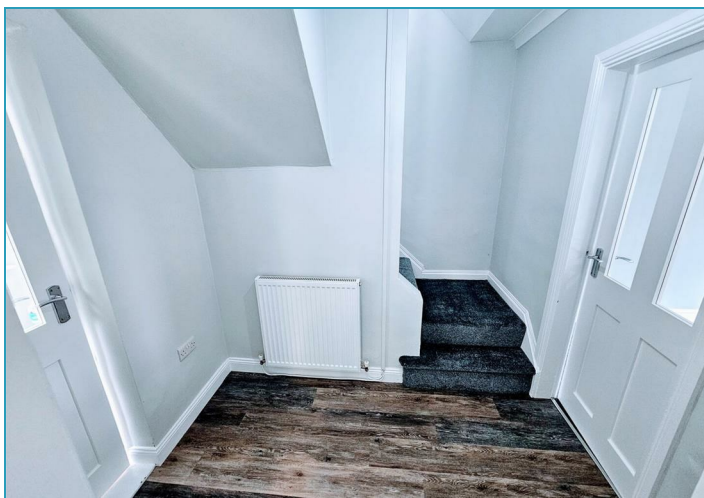
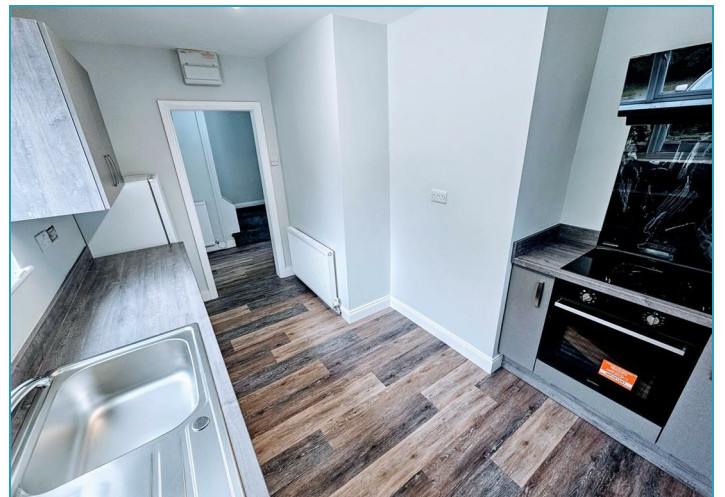
## Area Map



## Energy Efficiency Graph



Total area: approx. 76.0 sq. metres (817.6 sq. feet)



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