



Ivy Crescent, Roddymoor, DL15 9RF  
3 Bed - House - Semi-Detached  
£115,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Ivy Crescent Roddymoor, DL15 9RF

Robinsons are delighted to offer to the sales market this well-presented and extended three-bedroom home, boasting a generous rear garden and excellent potential for off-road parking.

Ideal for first-time buyers and growing families alike, the property benefits from gas central heating and UPVC double glazing throughout, ensuring comfort and efficiency.

The internal accommodation comprises a welcoming entrance hallway, a bright and spacious lounge with a front-facing window, and a well-appointed kitchen fitted with a range of wall, base, and drawer units, offering ample space for appliances and a dining table. Additional ground floor features include a useful understairs storage cupboard and a convenient cloakroom/WC. To the rear, a conservatory extension provides a pleasant additional living space, enjoying views over the garden and direct access outside.

To the first floor, there are three well-proportioned bedrooms, along with a modern family bathroom fitted with a stylish three-piece suite, including a bath with shower over, wash hand basin, and WC.

Externally, the property benefits from a lawned front garden and a block-paved hardstanding, offering potential for off-road parking. To the rear, there is a generous enclosed garden, predominantly laid to lawn, along with a detached garage.

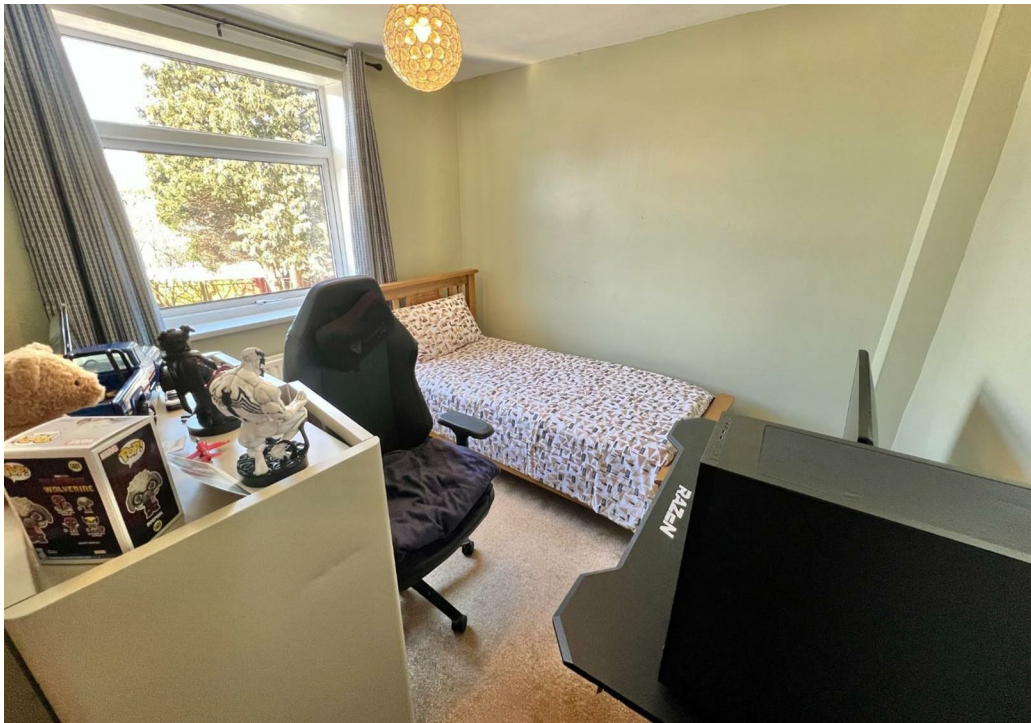
Situated on Ivy Crescent in Roddymoor, the property enjoys a convenient location close to Crook town centre, where a wide range of shopping amenities, schooling, and transport links can be found.

Early viewing is highly recommended. Please contact Robinsons to arrange your appointment.











### Agent Notes

Council Tax: Durham County Council, Band A Approx. £1748.00

Tenure: Freehold

Estate Management Charge –NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – NA

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – NA

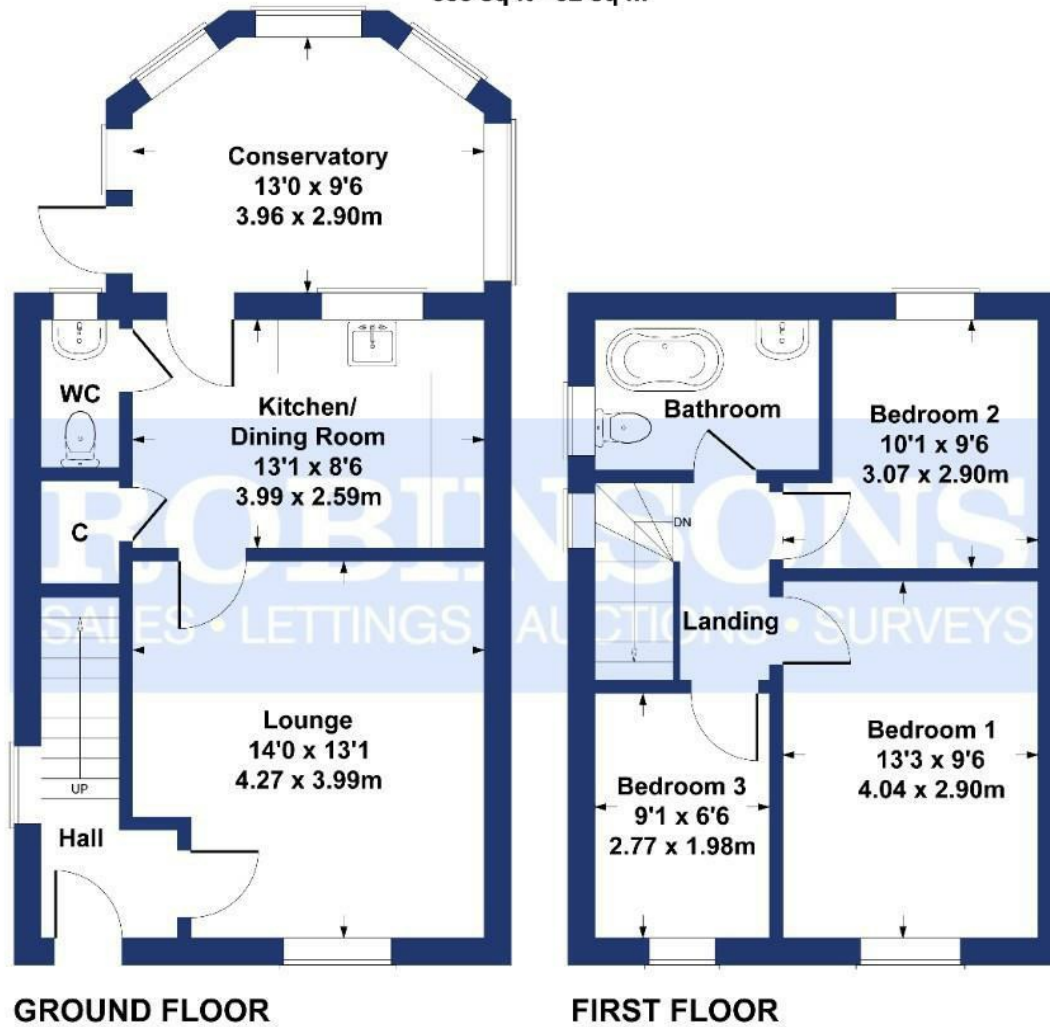
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Ivy Crescent Roddymoor

Approximate Gross Internal Area  
885 sq ft - 82 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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