



Glenross, Primrose Hill, DH4 6BH  
2 Bed - Bungalow - Detached  
£285,000

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# Glenross

## Primrose Hill, DH4 6BH

\* NO CHAIN \* EXCELLENT POSITION \* DETACHED DOUBLE GARAGE AND AMPLE PARKING \* NEW KITCHEN \* FULL RE-WIRING \* FEATURE FIREPLACE \* NEW FLOORING \* RE-PLASTERED AND RE-DECORATED \* NEW RADIATORS \* NEW FRONT WINDOWS AND DOOR \* 21FT LOUNGE \* WELL MAINTAINED GARDENS \* NICE OUTLOOK \* COMBI BOILER \* TWO DOUBLE BEDROOMS \*

An excellent opportunity to purchase this spacious and well-presented double-fronted detached bungalow, offered with immediate vacant possession. The property has undergone significant improvements, including a brand-new kitchen, full re-wiring, a newly installed feature fireplace, new flooring, re-plastering and redecoration throughout, new radiators, and new front windows and door.

Occupying a generous plot with a pleasant outlook, the property benefits from well-maintained gardens, ample off-street parking via gated access, and a detached double garage.

Internally, the layout is equally impressive, featuring two double bedrooms, a 21ft lounge with dual-aspect windows, a modernised kitchen, a bathroom, and ample storage.

Primrose Hill is an established street with good commuter links to Chester-le-Street, Durham, Newcastle, Gateshead, and Darlington. The property is also within easy reach of scenic walks, making it an ideal home.











### **Lounge / Dining**

21'6" x 11'8" (6.57 x 3.57)

### **Kitchen**

11'3" x 10'3" (3.44 x 3.13)

### **Bathroom**

### **Bedroom One**

12'9" x 12'2" (3.89 x 3.71)

### **Bedroom Two**

11'11" x 9'6" (3.64 x 2.92)

### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

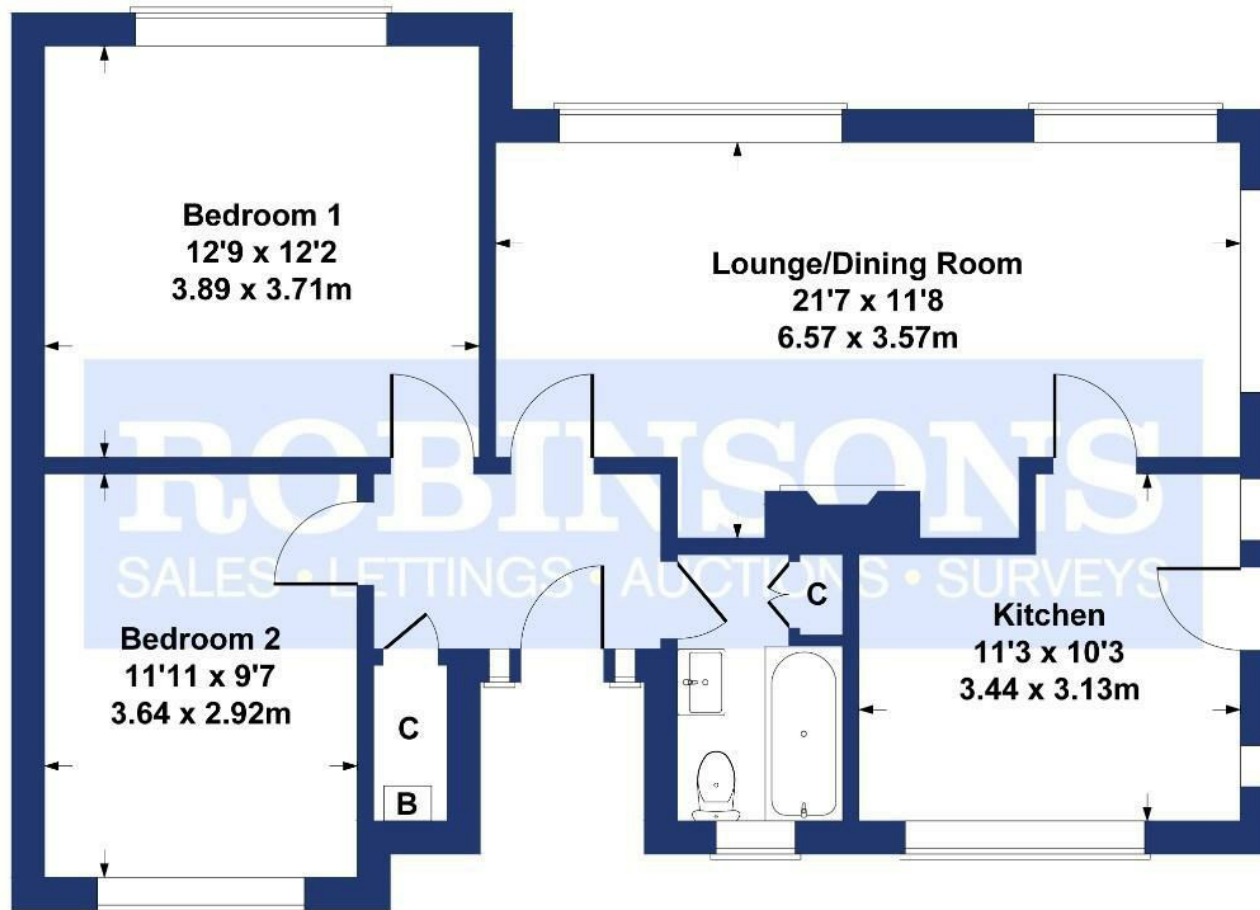
Energy Rating: D



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

# Glenross

Approximate Gross Internal Area  
731 sq ft - 68 sq m



## GROUND FLOOR

### 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			84
(81-81) B			
(69-80) C			67
(55-68) D			
(39-54) E			
(21-38) 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.



45 Front Street, Chester Le Street, DH3 3BH  
Tel: 0191 387 3000  
[info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

