



Castlereigh Close, Bournmoor, DH4 6UA
3 Bed - House - Detached
£230,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Castlereigh Close

Bournmoor, DH4 6UA

* NO CHAIN * TRADITIONALLY SOUGHT AFTER ESTATE * CUL DE SAC POSITION * ENCLOSED REAR GARDEN * DRIVEWAY AND GARAGE * UTILITY ROOM *

Offered for sale with no onward chain is this well-positioned home, occupying a pleasant cul de sac within a traditionally sought-after residential estate. The property offers practical accommodation and should appeal to a variety of buyers.

The floorplan comprises an entrance porch, comfortable lounge, and a dining kitchen with doors opening out to the rear garden, creating a nice connection between indoor and outdoor space. There is also a useful utility room with access through to the garage. To the first floor there are three bedrooms and a bathroom.

Externally, the property benefits from a driveway providing off-street parking and access to the garage. To the rear there is a nice enclosed garden offering a good degree of privacy and space for outdoor seating.

Castlereigh Close forms part of the popular Bournmoor area of Houghton le Spring, a location well regarded for its access to local amenities and schooling. The area offers convenient access to the A690, A19 and A1(M), making it ideal for commuting to Sunderland, Durham and Newcastle, while nearby countryside and walking routes further add to the appeal.









GROUND FLOOR

Porch

Lounge

15'8" x 13'9" (4.8 x 4.2)

Dining Kitchen

15'8" x 9'10" (4.8 x 3)

Utility

7'10" x 6'6" (2.4 x 2)

Garage

16'4" x 8'2" (5 x 2.5)

FIRST FLOOR

Landing

Bedroom

13'1" x 8'10" (4 x 2.7)

Bedroom

11'1" x 8'6" (3.4 x 2.6)

Bedroom

7'10" x 6'6" (2.4 x 2)

Bathroom

7'2" x 6'10" (2.2 x 2.1)

AGENT'S NOTES

Council Tax: Durham County Council, Band C

Tenure: Freehold

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 – There second step on the stairs is damaged – caution should be taken. We would always recommend that the purchaser engages the services of a chartered surveyor.

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

Selective licencing area – no

Probate – NA, currently rented

Rights & Easements – None known

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 – None known

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.



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

We are in the process of producing a floorplan for this property. Please check back later.

Alternatively you can call us to register your interest on 0191 387 3000.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

