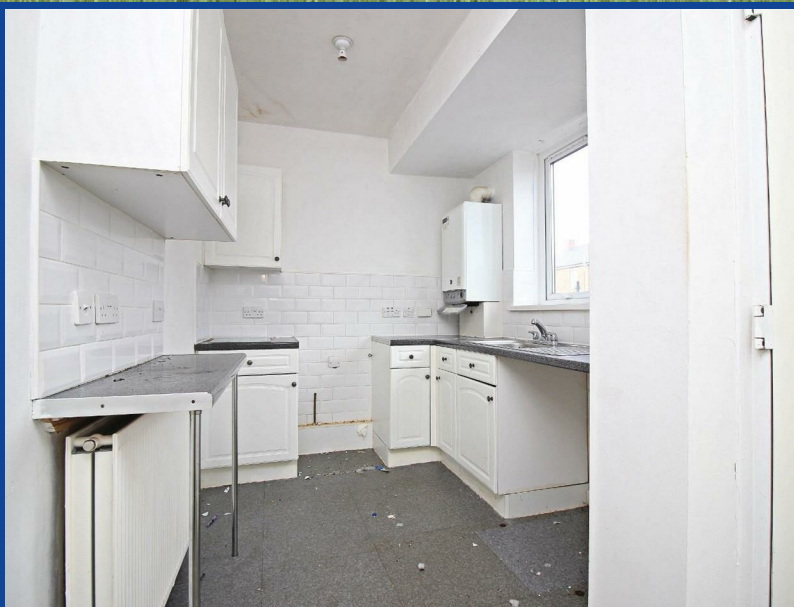




Marigold Crescent, DH4 6EF
1 Bed - House - Mid Link Terrace
£45,000

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* NO CHAIN *

Offered for sale with the distinct advantage of no onward chain, this appealing one-bedroom home presents an excellent opportunity for first-time buyers, investors, or those seeking to downsize. The property is pleasantly positioned within a well-established residential area, boasting an open outlook over greenery to the front which provides a sense of space.

The internal layout is practical and welcoming, beginning with an entrance lobby that separates the main living space from the front door. The lounge serves as the heart of the home, featuring a bay window that allows natural light to brighten the room while framing the pleasant views. Leading on from the living area, the kitchen is functional and well-proportioned. To the first floor, the accommodation comprises a comfortable double bedroom and a bathroom fitted with a white suite.

Externally, there is a small low-maintenance enclosed garden to the rear, providing a manageable outdoor space.

Marigold Crescent is situated in Bournmoor, a popular village located just a short drive from Chester-le-Street. The location offers a range of convenient local amenities, including a village shop, primary school, and pub, alongside attractive countryside walks for outdoor enthusiasts. Commuters will appreciate the excellent transport links, with easy access to the A1(M), Durham, and surrounding areas, making this a highly connected yet peaceful place to live.

GROUND FLOOR

Entrance Lobby

Lounge

13'9" x 9'10" (4.2 x 3)

Kitchen

15'1" x 7'2" (4.6 x 2.2)

FIRST FLOOR

Landing

Bedroom

15'1" x 11'5" (4.6 x 3.5)

Bathroom

8'6" x 4'3" (2.6 x 1.3)

AGENT'S NOTES

Tenure: Freehold

Council Tax: Durham County Council, Band A

Energy Rating: C

Property Construction – Standard

Number & Types of Rooms – 1 Bedroom, 1 reception room, 1 kitchen and 1 bathroom.

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 – no

Probate – NA

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 – check with seller

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

Accessibility/Adaptations – None known

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 landlord 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.



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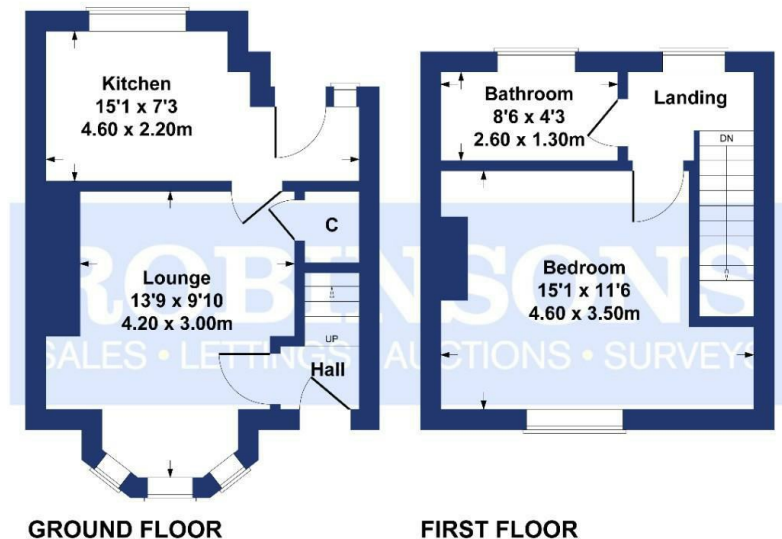
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Marigold Crescent

Approximate Gross Internal Area
517 sq ft - 48 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		72	90
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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