



Brass Thill Way, Greencroft, DH9 8FJ
2 Bed - House - Semi-Detached
Offers Over £155,000

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Brass Thill Way Greencroft, DH9 8FJ

* BEAUTIFULLY PRESENTED * LARGER STYLE * DRIVEWAY AND GARAGE * ENCLOSED REAR GARDEN WITH RAISED DECKED PATIO
* DOWNSTAIRS WC * TWO DOUBLE BEDROOMS * ATTRACTIVE KITCHEN AND BATHROOM *

This beautifully presented larger style home is pleasantly positioned on a modern development in Greencroft and offers well-planned accommodation ideal for a variety of buyers. The property benefits from a driveway, attached garage and a private rear garden with a raised decked patio, making it perfect for both everyday living and entertaining.

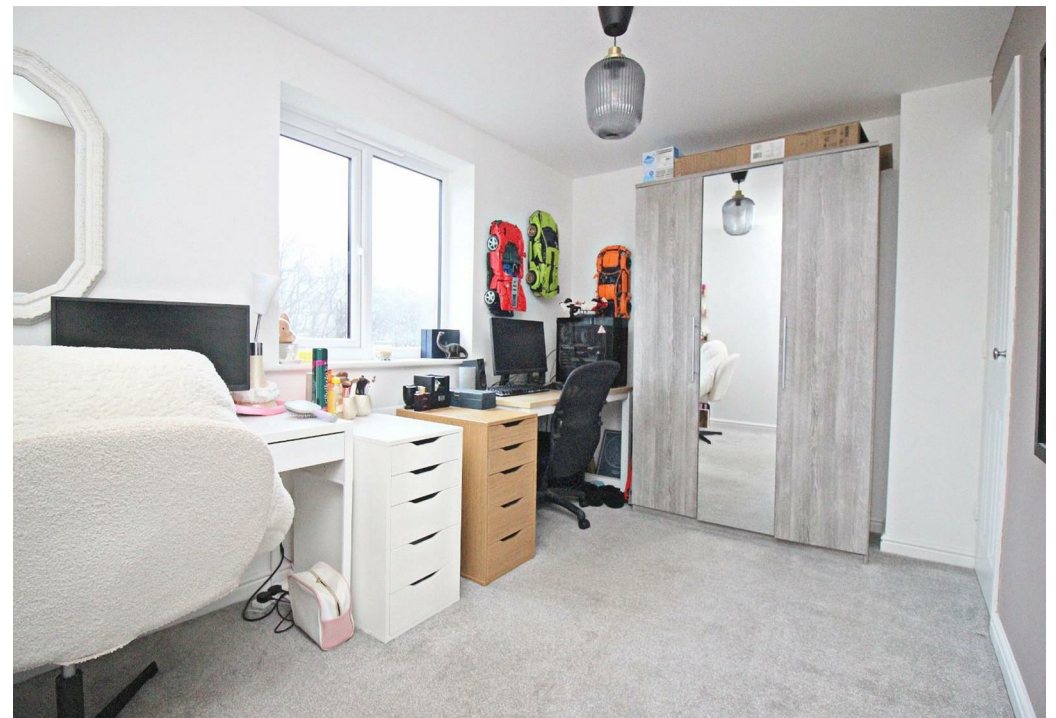
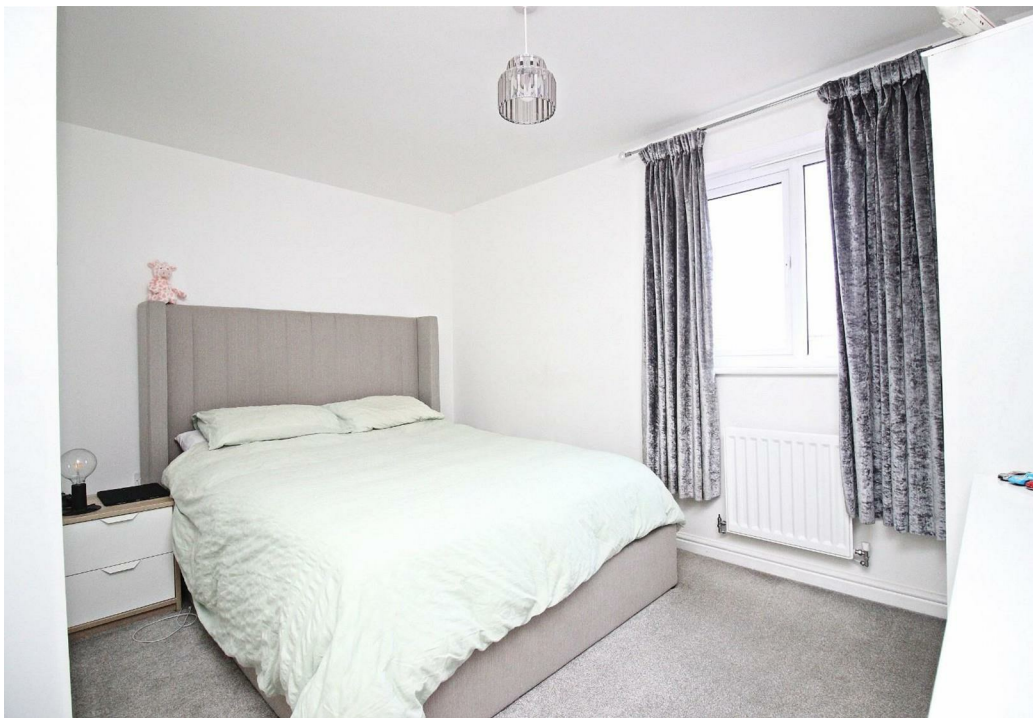
The floorplan comprises an entrance hallway, downstairs WC, large and inviting lounge, and a modern attractive kitchen. To the first floor there are two double bedrooms and a bathroom fitted with a white suite.

Externally, there is a small garden to the front along with a driveway and attached garage. To the rear is an enclosed garden enjoying a good degree of privacy, mainly laid to lawn with a raised decked patio area.

Brass Thill Way forms part of a pleasant modern estate in Greencroft, located between Stanley and Consett, offering easy access to a range of local amenities including shops, schools and leisure facilities. The area is well placed for commuting, with good road links to the A693 and A1(M), providing straightforward travel to Durham, Chester le Street and Newcastle. Nearby countryside and walking routes add to the appeal, making this an excellent choice for buyers seeking modern living with convenient access to surrounding towns and green space.









GROUND FLOOR

Entrance Hall

Downstairs WC

5'2" x 2'11" (1.6 x 0.9)

Lounge

13'9" x 12'1" (4.2 x 3.7)

Kitchen

12'1" x 7'10" (3.7 x 2.4)

FIRST FLOOR

Landing

Bedroom

12'1" x 10'5" (3.7 x 3.2)

Bedroom

12'1" x 7'10" (3.7 x 2.4)

Bathroom

6'6" x 5'2" (2 x 1.6)

AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Freehold

EPC:

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 – We are 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 – None known

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

Accessibility/Adaptations – NA

Site fees: £61.40 per year

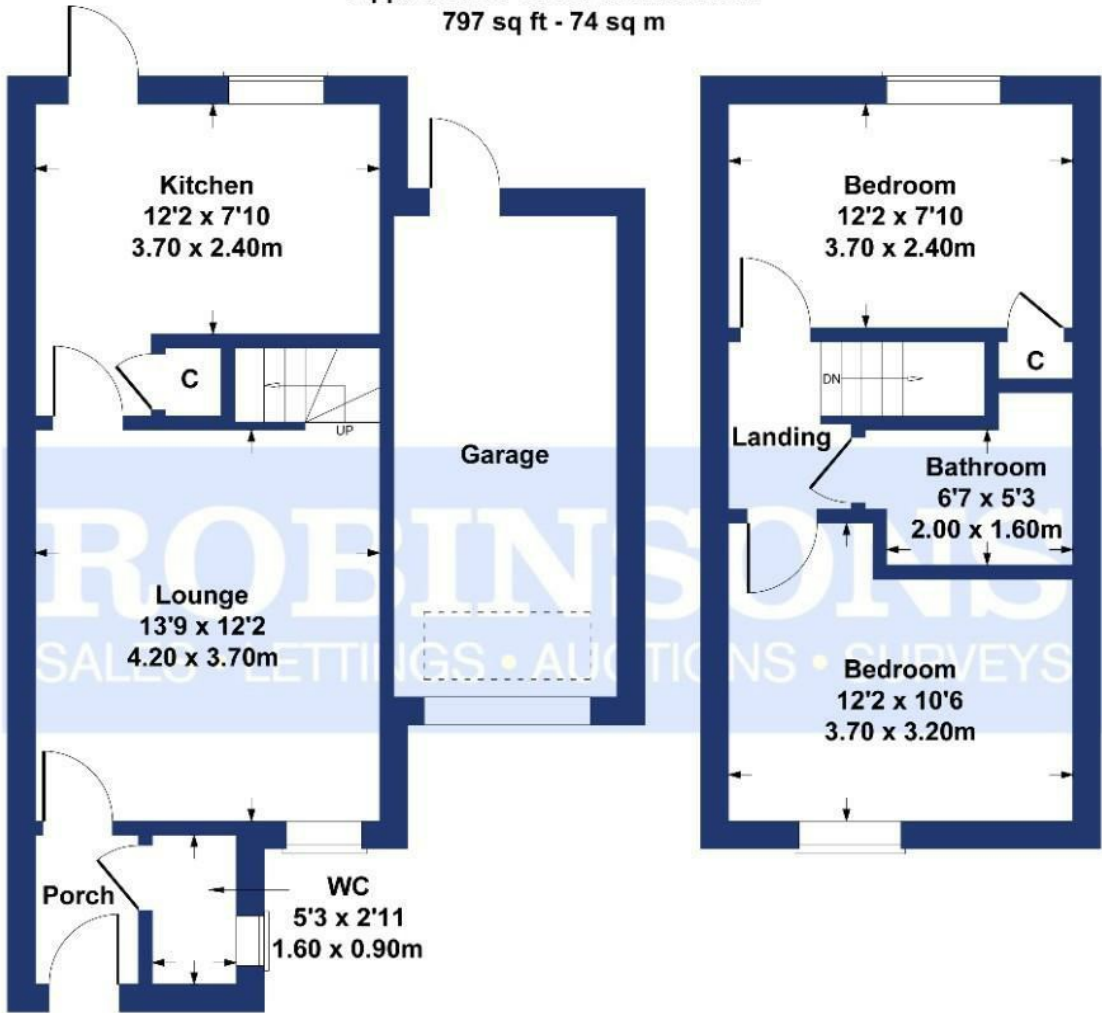
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Brass Thill Way

Approximate Gross Internal Area
797 sq ft - 74 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(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	

GROUND FLOOR **FIRST 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. 2026

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@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

