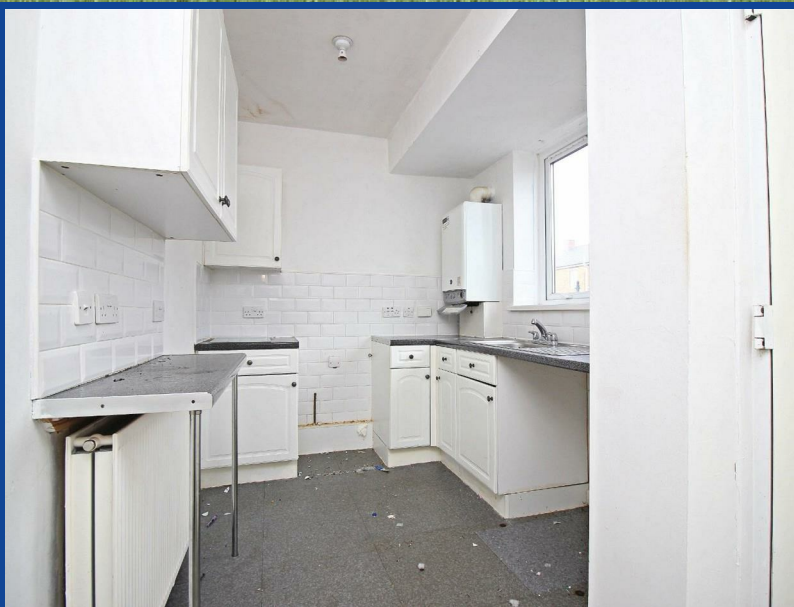




Marigold Crescent, DH4 6EF
1 Bed - House - Mid Link Terrace
£45,000

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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 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

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 32 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A

Energy Rating: C

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.



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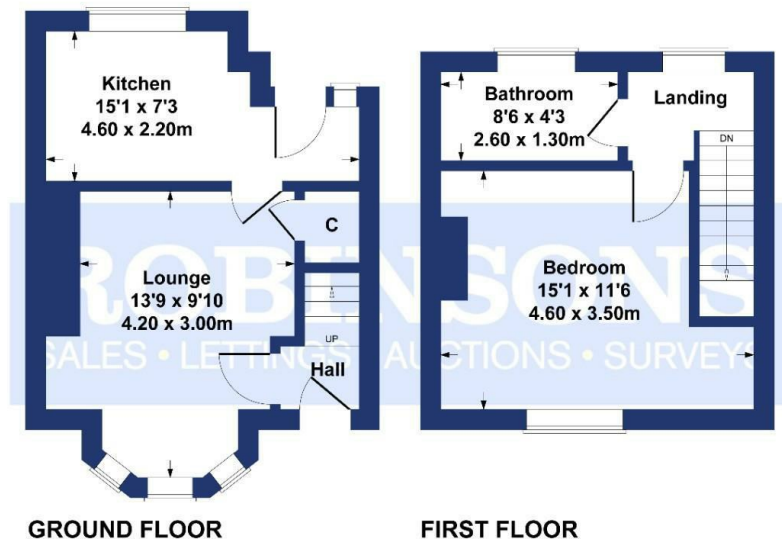
Lettings and Management

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	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A	
B	
C	
D	
E	
F	
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.

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