

Finchale Road, Framwellgate Moor, DH1 5JW
3 Bed - House - Detached
O.I.R.O £315,000

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Finchale Road
Framwellgate Moor, DH1 5JW

Early Viewing Advised ** Generous Corner Plot ** Rarely Available ** Well Presented Throughout ** Good Further Extension Potential (subject to consent) ** Gardens, Ample Parking & Garage ** Very Popular & Convenient Location ** Outskirts of Durham ** Good Transport Links ** Access to Good Schooling ** Upvc Double Glazing & GCH Via Combination Boiler **

The floor plan comprises: entrance porch, hallway, comfortable lounge which opens to the rear sun room, which in-turn has patio doors to the rear garden. The kitchen and dining room is fitted with a modern range of units with belfast style sink and space for table and chairs. There is also a personal door to the garage. The first floor has three good size bedrooms and family bathroom, which includes separate shower cubicle. Outside, the property occupies a generous plot with ample parking, garage and well maintained gardens.

Framwellgate Moor is situated approx. 1.5 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.
















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GROUND FLOOR

Entrance Porch

Hallway

Lounge
17'09 x 12'0 (5.41m x 3.66m)

Sun Room
12'0 x 7'03 (3.66m x 2.21m)

Kitchen Diner
16'02 x 11'11 (4.93m x 3.63m)

Garage
16'01 x 8'07 (4.90m x 2.62m)

FIRST FLOOR

Bedroom
14'06 x 9'11 (4.42m x 3.02m)

Bedroom
9'04 x 9'03 (2.84m x 2.82m)

Bedroom
10'06 x 7'09 (3.20m x 2.36m)

Bathroom/WC
7'06 x 5'10 (2.29m x 1.78m)

Agent Notes
Council Tax: Durham County Council, Band D - Approx. £2551p.a
Tenure: Freehold
Estate Management Charge – NA

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

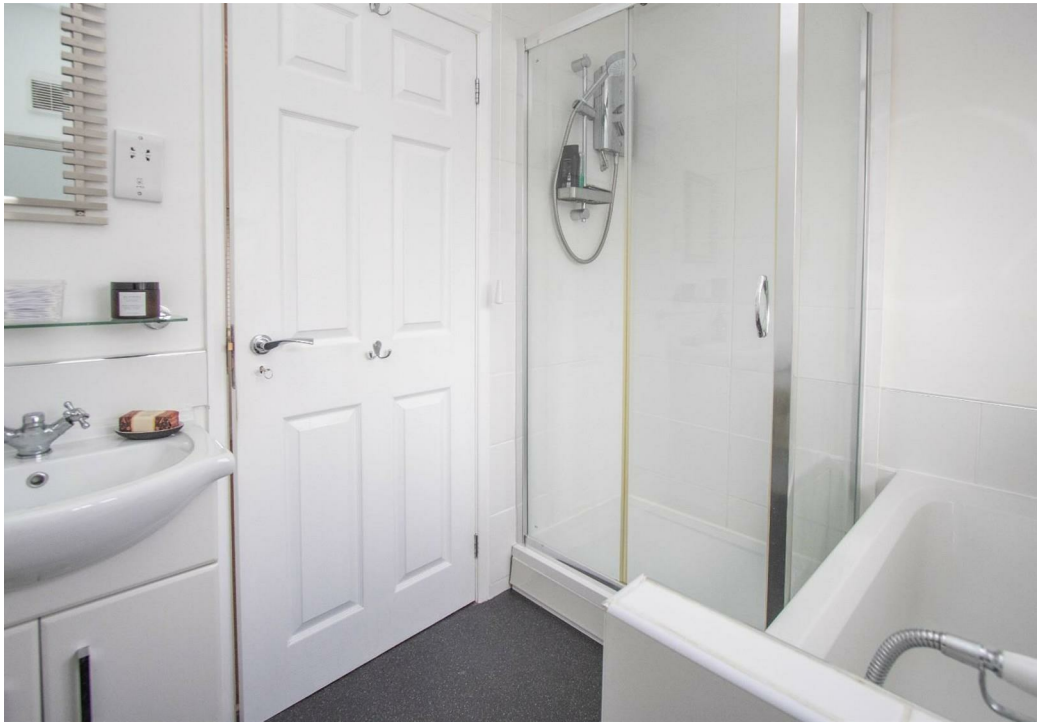
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
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 – None known.
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – any alterations or conversions etc.
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.

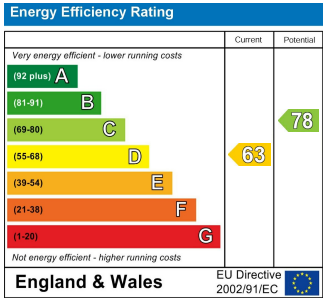
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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
Evidence of title





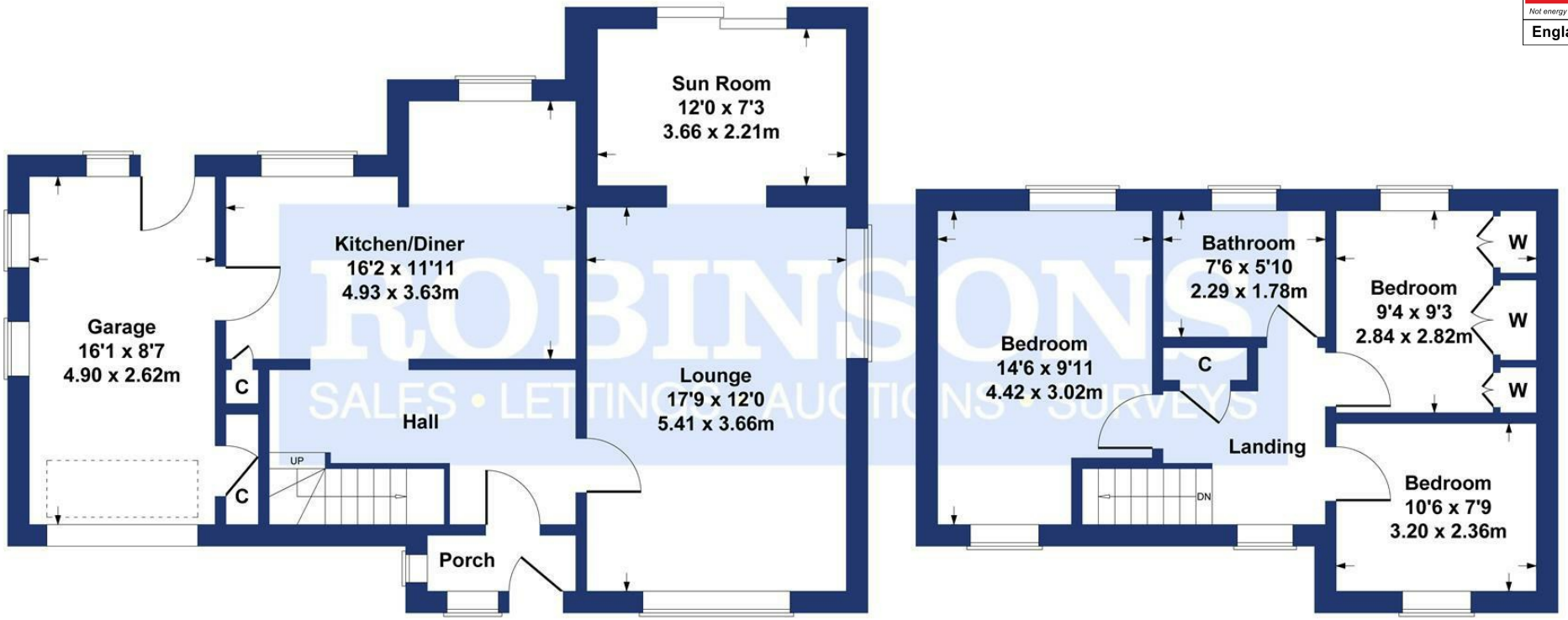






Jaxholme, Finchale Road

Approximate Gross Internal Area
1206 sq ft - 112 sq m



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. 2025

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.



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