



Bamburgh Road, Newton Hall, DH1 5NW  
3 Bed - House - Semi-Detached  
Offers Over £160,000

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## Bamburgh Road Newton Hall, DH1 5NW

No Upper Chain \*\* Upgrading Required But Great Further Potential \*\* Pleasantly Situated \*\* Competitive Price \*\* \*\* Very Popular & Convenient Location \*\* Solid Fuel Central Heating & Aluminium Double Glazing \*\* Garage & Drive \*\* Gardens \*\* Outskirts of Durham \*\* Local Amenities & Bus Routes \*\*

The floor plan comprises: entrance, comfortable lounge with walk through to the dining area. The kitchen has a range of units and window overlooking the garden, and there is a door to the useful utility room, which in-turn has door to the rear garden. The first floor has three bedrooms and bathroom/WC. Outside, there are front and rear gardens, driveway parking and single garage with roller shutter door.

Located just three miles north of Durham City Centre, Newton Hall is a sought-after residential area known for its welcoming community and excellent accessibility. This well-established development offers residents a blend of suburban comfort and urban convenience, making it an ideal choice for families, professionals, and retirees alike.

Within Newton Hall itself, residents benefit from a selection of local shops, schools, and everyday amenities that cater to daily needs. Just a short distance away lies the Arnison Retail Park, a major shopping destination offering a variety of high-street stores, supermarkets, restaurants, and leisure facilities.

Newton Hall also boasts excellent transport links, making commuting and travel remarkably convenient. The nearby A(167) Highway and A1(M) Motorway provide fast and direct routes to surrounding towns and cities, enabling easy access both north toward Newcastle and south toward Darlington and beyond.









## GROUND FLOOR

### Entrance

### Lounge

14'02 x 18'0 (4.32m x 5.49m)

### Dining Room

10'06 x 8'08 (3.20m x 2.64m)

### Kitchen

10'06 x 9'0 (3.20m x 2.74m)

### Utility Room

8'0 x 8'02 (2.44m x 2.49m)

## FIRST FLOOR

### Bedroom

11'10 x 10'0 (3.61m x 3.05m)

### Bedroom

10'05 x 8'11 (3.18m x 2.72m)

### Bedroom

8'09 x 7'07 (2.67m x 2.31m)

### Bathroom/WC

8'08 x 5'06 (2.64m x 1.68m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solid Fuel Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: E



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.

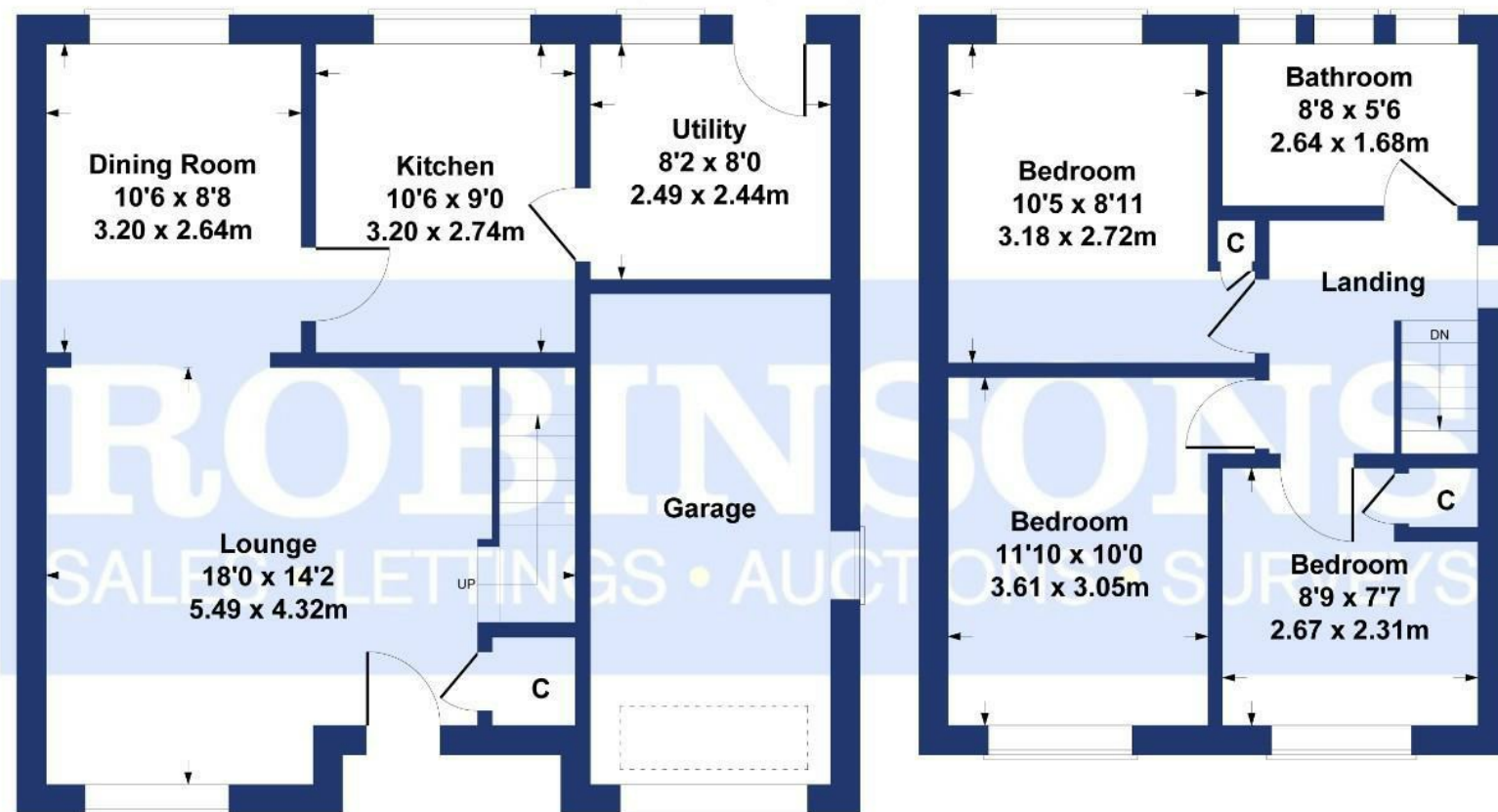
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Bamburgh Road

Approximate Gross Internal Area

921 sq ft - 86 sq m

(Excluding Garage)



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

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>81</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>42</b> | <b>42</b>               |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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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