

Hastings Avenue, Merryoaks, DH1 3QG
3 Bed - House - Semi-Detached
Offers Over £250,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

No Chain ** Popular & Convenient Location ** Some General Updating Required ** Ideal First, Family or Investment Property ** Upvc Double Glazing & GCH ** Boarded Loft Space with Window, Power & Light ** Pleasantly Situated ** Driveway Parking ** Enclosed Rear Garden ** Early Viewing Advised **

The floor plan comprises; entrance porch, hallway, comfortable lounge, separate dining room with bay window overlooking the garden, fitted kitchen with door to rear porch. The first floor has three bedrooms, bathroom and separate WC. The first floor also provides access to the boarded loft space, which has velux window, power and light. Outside are front and rear gardens, along with driveway parking.

Merryoaks, located on the outskirts of Durham City Centre, offers a perfect balance of convenience and community, making it an attractive choice for prospective buyers. The area benefits from excellent transport links, with the A167 providing easy access to both northern and southern destinations. Additionally, residents enjoy close proximity to regional rail and bus networks, ensuring smooth and efficient travel for commuters and visitors alike.

Families will find a selection of highly regarded educational institutions nearby, with Merryoaks falling within the catchment areas of well-respected schools such as Durham Johnston Comprehensive School, St Margaret's Primary School, Neville's Cross Primary School, and Durham High School for Girls. With a variety of options catering to different educational needs, the area provides a strong foundation for children's learning and development.

The neighbourhood is also well-served by a range of amenities that enhance the quality of life for its residents. The nearby city centre offers an extensive selection of shops, restaurants, and leisure facilities, while local stores and community centres contribute to a friendly and welcoming atmosphere. With its excellent location, reputable schools, and convenient amenities.

GROUND FLOOR

Entrance Porch

Hallway

Lounge

12'1 x 11'5 (3.68m x 3.48m)

Dining Room

12'1 x 10'9 (3.68m x 3.28m)

Kitchen

8'6 x 7'5 (2.59m x 2.26m)

Rear Porch

FIRST FLOOR

Bedroom

12'9 x 11'4 (3.89m x 3.45m)

Bedroom

12'1 x 11'0 (3.68m x 3.35m)

Bedroom

9'7 x 7'1 (2.92m x 2.16m)

Bathroom

Separate WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 66 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: D

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

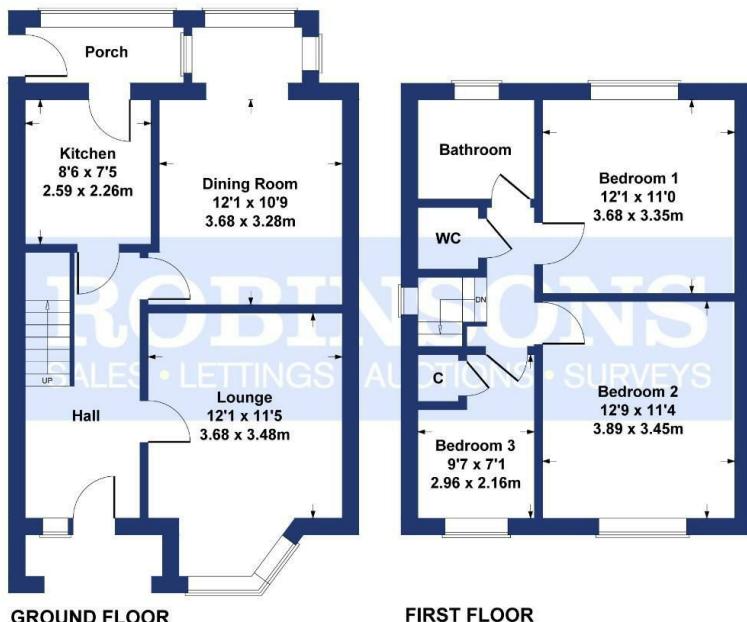
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

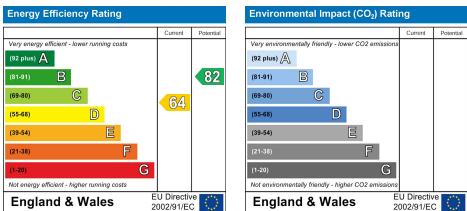
Hastings Ave
Approximate Gross Internal Area
1044 sq ft - 97 sq m



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



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonsccls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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.



ROBINSONS
SALES • LETTINGS • AUCTIONS