Hastings Avenue, Merryoaks, DH1 3QQ
4 Bed - House - Semi-Detached
O.I.R.O £290,000

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Hastings Avenue
Merryoaks, DH1 3QQ

No Upper Chain ** Extended ** Very Popular Area **

Occupying a pleasant cul-de-sac position on the highly sought-after Hastings Avenue in Merryoaks, this extended four-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Well presented throughout and benefiting from UPVC double glazing and gas central heating, the property enjoys a prime location close to Durham City Centre, excellent transport links, highly regarded schools and Durham University's expanding academic buildings.

The property is approached via a driveway providing off-road parking and access to the attached garage. To the rear is a generous enclosed garden, offering excellent space for families, entertaining guests and enjoying outdoor living.

The accommodation briefly comprises a welcoming entrance hallway, useful cloakroom/WC, a spacious front reception room featuring a bay window which fills the room with natural light, and a substantial rear living room providing excellent space for relaxation and entertaining. Patio doors open directly onto the rear garden, creating an attractive connection between the indoor and outdoor spaces.

The breakfast kitchen forms the heart of the home, offering ample room for cooking, dining and family gatherings. Well designed and practical, it provides plenty of storage and workspace and leads through to a rear hallway with access to the garage.

To the first floor are four well-proportioned bedrooms, offering flexible accommodation for families, guests or those working from home. A shower room and separate WC complete the first-floor layout.

Merryoaks remains one of Durham's most desirable residential locations, renowned for its convenience, excellent amenities and easy access to the city centre. Combining generous living accommodation, a large rear garden, garage and driveway parking, this attractive family home is expected to attract considerable interest and early viewing is strongly recommended.

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Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
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 – Granted
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. Check with seller.
Accessibility/Adaptations – extended
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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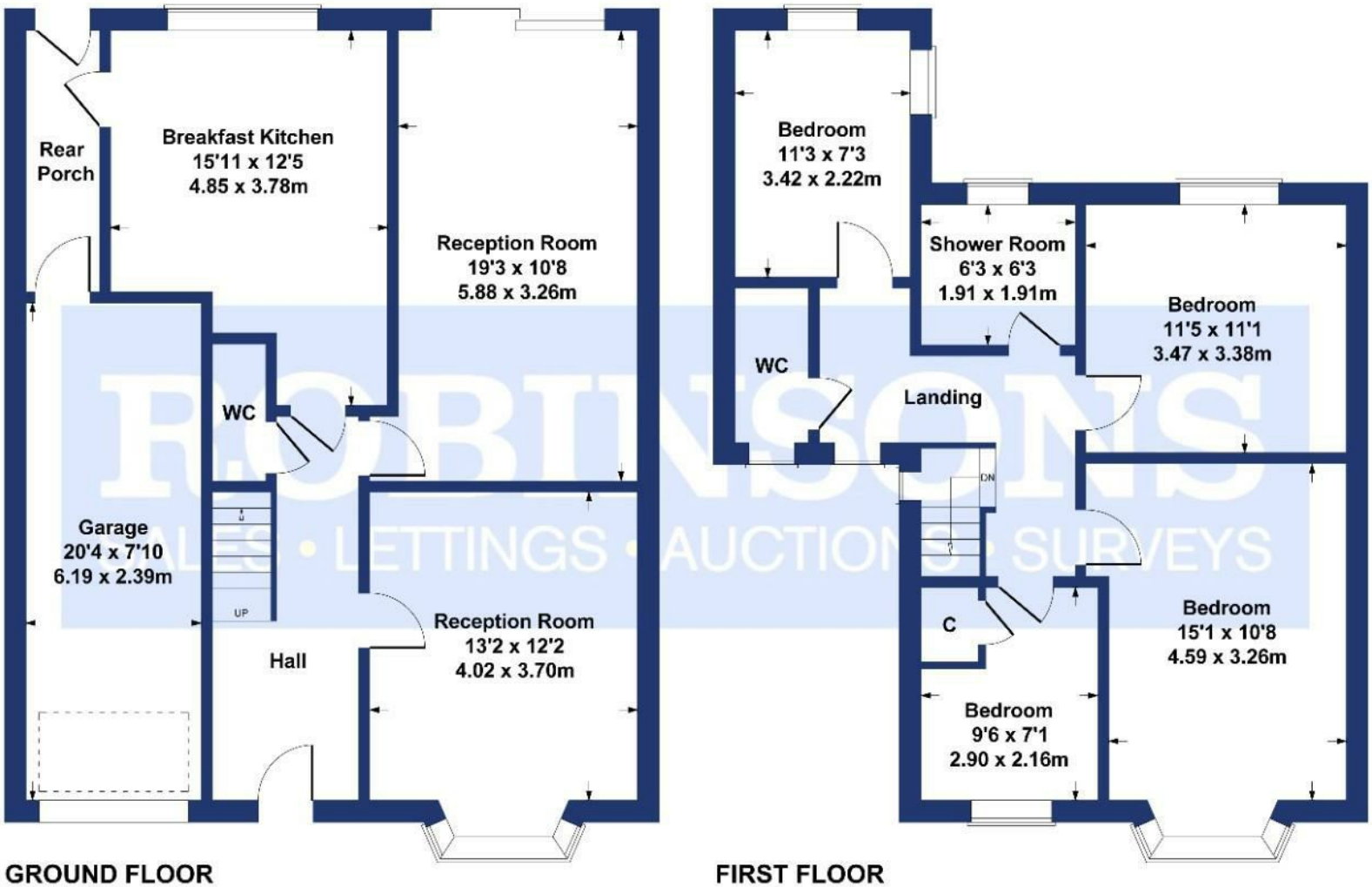
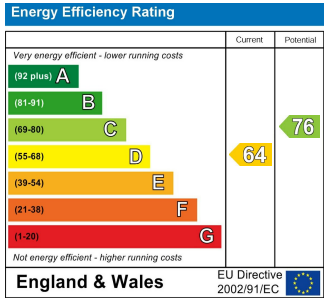
Hastings Avenue

Approximate Gross Internal Area
1615 sq ft - 150 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. 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.

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