Roundhaven, Farewell Hall, DH1 3TX
5 Bed - House - Detached
O.I.R.O £425,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Roundhaven
Farewell Hall, DH1 3TX

EXTREMELY SPACIOUS DETACHED HOME ** PLEASANTLY SITUATED ** GARDENS, PARKING & GARAGE ** SUNNY & PRIVATE REAR ASPECT ** GCH & UPVC DOUBLE GLAZING ** OUTSKIRTS OF DURHAM CITY ** GOOD ROAD LINKS ** MUST BE VIEWED **

The floor plan features an entrance hallway with stairs leading to the first floor, a downstairs cloakroom/WC, a storage cupboard, and access to a spacious lounge. The lounge is enhanced by French-style doors that open to the rear garden. Additionally, there is a separate dining room with double doors leading to a beautifully fitted kitchen. The kitchen is equipped with high-quality wall and base units, stylish work surfaces, and integrated appliances. Adjacent to the kitchen, a utility room/WC provides added convenience.

On the first floor, the master bedroom includes an en suite shower room, accompanied by two additional bedrooms and a family bathroom/WC. The second floor offers two more generously sized bedrooms.

Externally, the property benefits from front and rear gardens, a driveway, and a garage.

Roundhaven is a charming residential community comprising houses and apartments, situated in the desirable Farewell Hall area of Durham City. Just a short drive from the City Centre, it enjoys excellent transport links via nearby bus routes and the A167 Highway, ensuring convenient access to both northern and southern destinations.

** Images are from circa end 2023 / early 2024 **

GROUND FLOOR

Hallway

WC

Lounge
20'10 x 10'0 (6.35m x 3.05m)

Dining Room
10'11 x 9'0 (3.33m x 2.74m)

Kitchen
12'4 x 9'5 (3.76m x 2.87m)

Utility Room

FIRST FLOOR

Bedroom
15'0 x 12'7 (4.57m x 3.84m)

En-Suite

Bedroom
11'11 x 10'3 (3.63m x 3.12m)

Bedroom
8'8 x 7'2 (2.64m x 2.18m)

Bathroom/WC

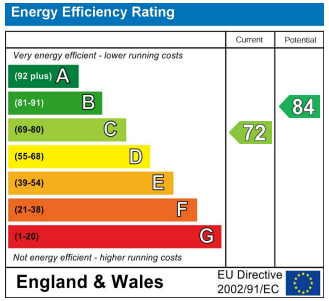
SECOND FLOOR

Bedroom
15'5 x 11'7 (4.70m x 3.53m)

Bedroom
11'7 x 10'3 (3.53m x 3.12m)

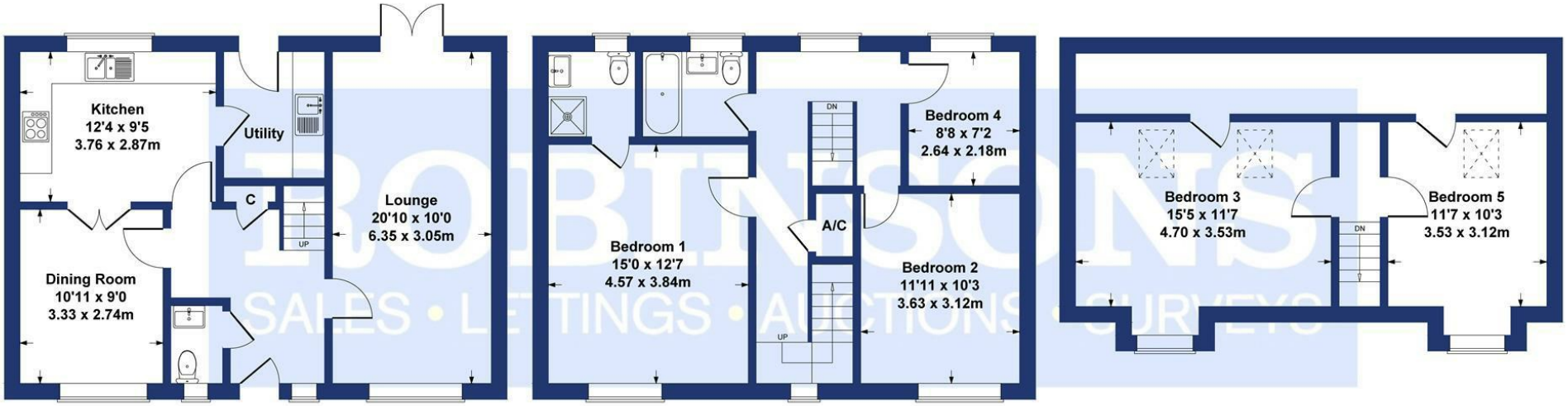
AGENT NOTE
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 12 Mbps, Ultrafast 9000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band G approx £4052pa
Energy Rating: C

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.
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.



Roundhaven

Approximate Gross Internal Area
1724 sq ft - 160 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND 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. 2023

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.

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS

ARLA
Association of Residential Letting Agents

mortgage CHOICE
from Robinsons