



St. Bede Crescent, Thornley, DH6 3HL
2 Bed - House - Terraced
O.I.R.O £89,950

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St. Bede Crescent Thornley, DH6 3HL

Superb First Buy or Young Family Home ** Refurbished & Upgraded Throughout ** Fabulous Large Garden With Sunny Aspect & Workshop ** Possible Driveway Parking ** Deceptively Spacious ** Upvc Double Glazing & GCH ** Village Location ** Outskirts of Durham ** Viewing Highly Recommended **

The accommodation briefly comprises an entrance hall and a comfortable lounge, leading through to an impressive open-plan living kitchen fitted with a range of modern units and ample space for a dining table and chairs. French doors open directly onto the rear garden and patio area, creating an ideal space for everyday living and entertaining. A useful ground-floor WC/utility room completes the layout.

To the first floor are two generous double bedrooms and a contemporary bathroom fitted with a shower over the bath.

Externally, the property benefits from a spacious front driveway providing potential off-street parking. To the rear is a well-proportioned, enclosed garden enjoying a private and sunny aspect, with both lawn and patio areas. A good-sized workshop or summer house further enhances the outdoor space.

Thornley is a charming village on the outskirts of Durham city, offering a semi rural lifestyle with excellent access to modern amenities and transport links. Located about five miles from both Durham city and Peterlee, the village has a rich mining heritage and a strong sense of community. Local shops, pubs, and the nearby Thornley Woodlands Centre provide a welcoming environment for families and nature lovers alike.

The village is well-served by schools, including Thornley Primary School, and nearby options like St. Godric's and Wheatley Hill Primary. For older students, Wellfield School and other respected secondary schools are just a short drive away.

Transport connections are convenient, with Durham railway station only 5.6 miles away, regular bus routes, and easy access to the A1(M). Ride-sharing services like Uber also operate locally.











GROUND FLOOR

Hallway

Lounge

13'08 x 12'03 (4.17m x 3.73m)

Living Kitchen

12'08 x 9'08 (3.86m x 2.95m)

WC/Utility Area

FIRST FLOOR

Bedroom

19'02 x 9'0 (5.84m x 2.74m)

Bedroom

9'08 x 8'03 (2.95m x 2.51m)

Bathroom/WC

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard, assumed.

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 – N/A.

Rights & Easements – The neighbouring property has access through the passageway between this property and the neighbouring property. Your Legal adviser should investigate.

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 – None known.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

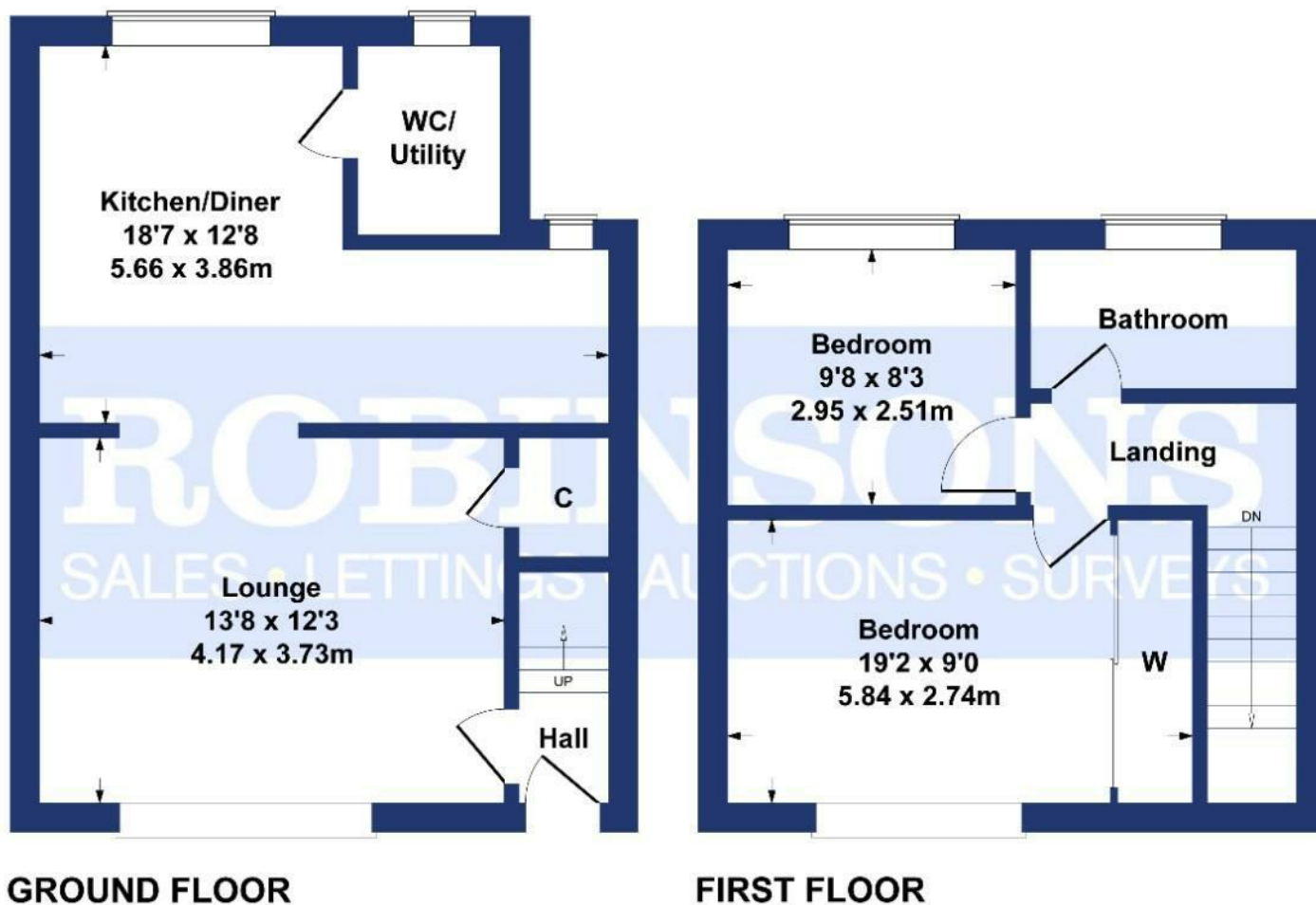
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



St Bedes Cescent

Approximate Gross Internal Area
815 sq ft - 76 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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