Rothbury Road, Newton Hall, DH1 5PG
4 Bed - House - Semi-Detached
£210,000

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Rothbury Road
Newton Hall, DH1 5PG

No Upper Chain ** Spacious & Extended Floor Plan ** 3/4 Bedrooms ** Very Popular Location ** Freehold ** Competitive Price **

Occupying a generous corner plot with gardens to three sides, this versatile three/four-bedroom semi-detached home offers spacious and flexible accommodation, making it ideal for families, professionals, downsizers seeking ground-floor facilities, or those requiring multi-generational living.

The property enjoys a pleasant sunny rear aspect and benefits from a detached garage, ample outdoor space, gas central heating and double glazing throughout.

The well-presented accommodation briefly comprises an entrance hallway leading to a comfortable through lounge/dining room, providing an excellent space for both everyday living and entertaining. The modern fitted kitchen is positioned to the rear of the property and leads through to a rear hallway with direct access to the garden. A ground-floor extension has created a substantial fourth bedroom, which could alternatively be utilised as an additional reception room, home office or playroom, and benefits from access to a wet room, offering excellent flexibility for a range of lifestyles and requirements.

To the first floor are three well-proportioned bedrooms together with a family bathroom/WC.

Situated within the ever-popular Newton Hall area of Durham, the property is conveniently located for Durham City Centre, excellent local amenities, schools and leisure facilities. It also offers superb access to major road links, making it an excellent choice for commuters travelling throughout the region.

Early viewing is highly recommended to appreciate the space, versatility and excellent plot this attractive home has to offer.

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LOCATION

Newton Hall is a highly sought-after area of Durham, offering an excellent balance of convenience, community and connectivity. The area benefits from a wide range of local amenities, including supermarkets, independent shops, cafés, takeaways, pharmacies, healthcare services and leisure facilities, ensuring that day-to-day needs are easily met. Residents also have access to well-regarded schools, sports facilities, parks and green spaces, creating an environment that appeals to those seeking both convenience and a strong sense of community.

One of Newton Hall's key attractions is its excellent transport connectivity. The area enjoys easy access to major road networks, making travel across County Durham, the North East and further afield straightforward. Regular public transport services provide reliable connections to surrounding areas, while nearby rail links offer convenient access to regional and national destinations. This combination of strong transport infrastructure and comprehensive local amenities makes Newton Hall a popular choice for those looking for a well-connected location with everything needed for modern day living close at hand.

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 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

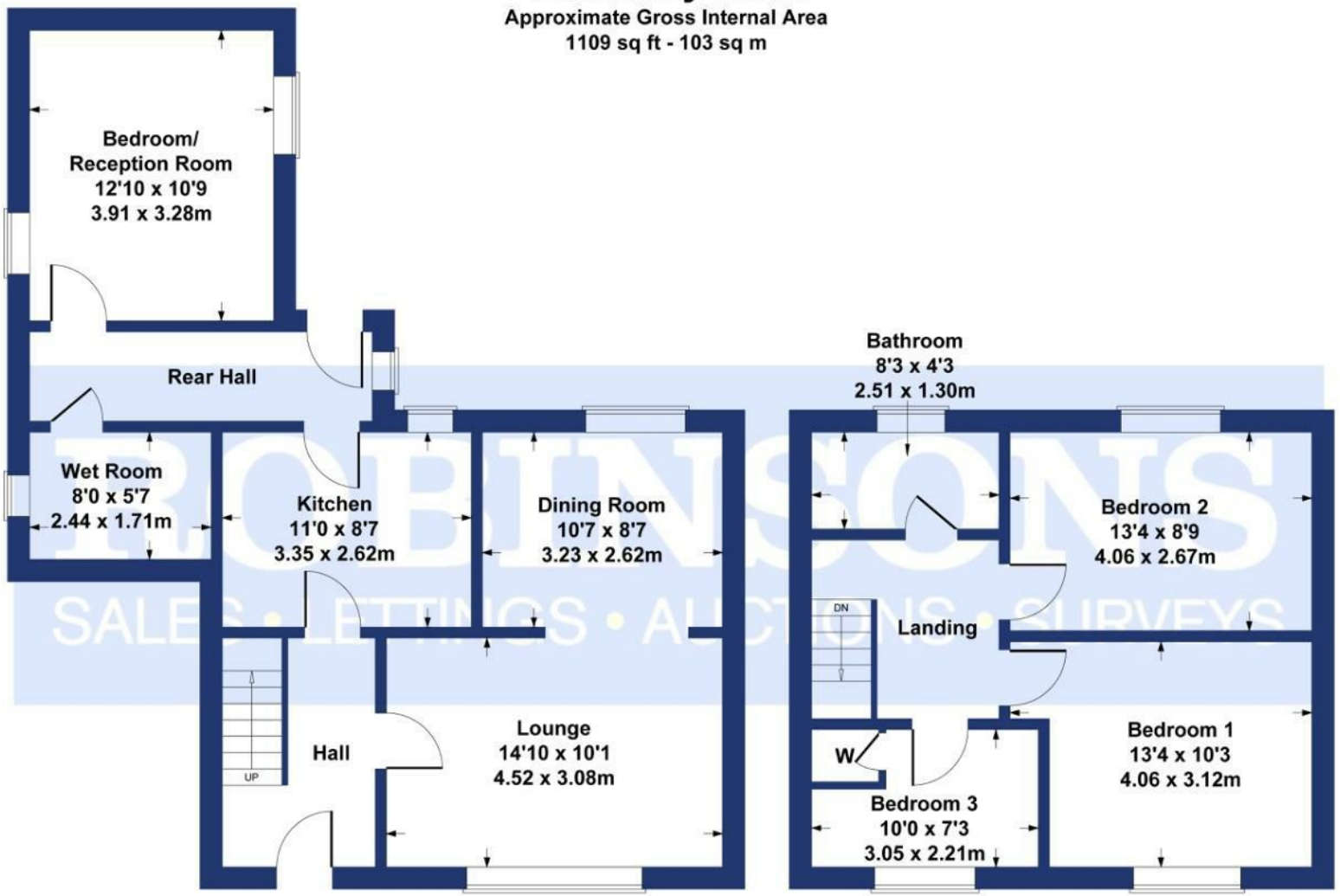
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.
Selective licencing area – No
Probate – In progress
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 – Rear extension
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.

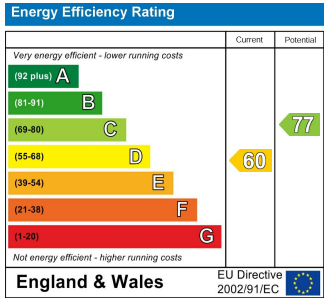
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Rothbury Road

Approximate Gross Internal Area
1109 sq ft - 103 sq m



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. 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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