



Lynn Crescent, Cassop, DH6 4RH  
2 Bed - House - Semi-Detached  
O.I.R.O £125,000

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# Lynn Crescent Cassop, DH6 4RH

Stunning Family or First Home \*\* Upgraded Throughout \*\* Impressive Open Plan Living Kitchen  
\*\* Spacious Driveway \*\* Large Detached Garage & Workshop \*\* Modern Fixture & Fittings \*\*  
Upvc Double Glazing & GCH \*\* Pleasant Cul-De-Sac Position \*\* Semi Rural Setting \*\* Early  
Viewing Advised \*\*

The floor plan comprises: entrance hallway, modern fitted kitchen with a selection of integral appliances, open plan lounge with dining/breakfast area having French doors to the rear garden. The first floor has two double bedrooms and bathroom/WC. Outside, there is a large front driveway which could provide parking. The rear garden is enclosed with access to the large detached garage and workshop, which has remote access door.

Cassop, located in County Durham, is a quaint village that beautifully combines historical charm with a touch of modern tranquillity. Nestled in the picturesque landscape on the outskirts of the historical Durham City, Cassop offers a serene escape while retaining a sense of community warmth.

The village has some local amenities, whilst a further array of amenities are available within the neighbouring villages. Cassop also enjoys convenient transport connections via the A19 and A1(M), offering easy access to numerous key towns and cities in the region, such as Newcastle Upon Tyne, Gateshead, Chester le Street, Durham, Sunderland, and Peterlee.













## GROUND FLOOR

### Hallway

### Kitchen

9'08 x 7'05 (2.95m x 2.26m)

### Lounge Diner

21'01 x 9'05 (6.43m x 2.87m)

## FIRST FLOOR

### Bedroom

14'09 x 9'04 (4.50m x 2.84m)

### Bedroom

10'07 x 8'01 (3.23m x 2.46m)

### Bathroom/WC

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 73 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: D

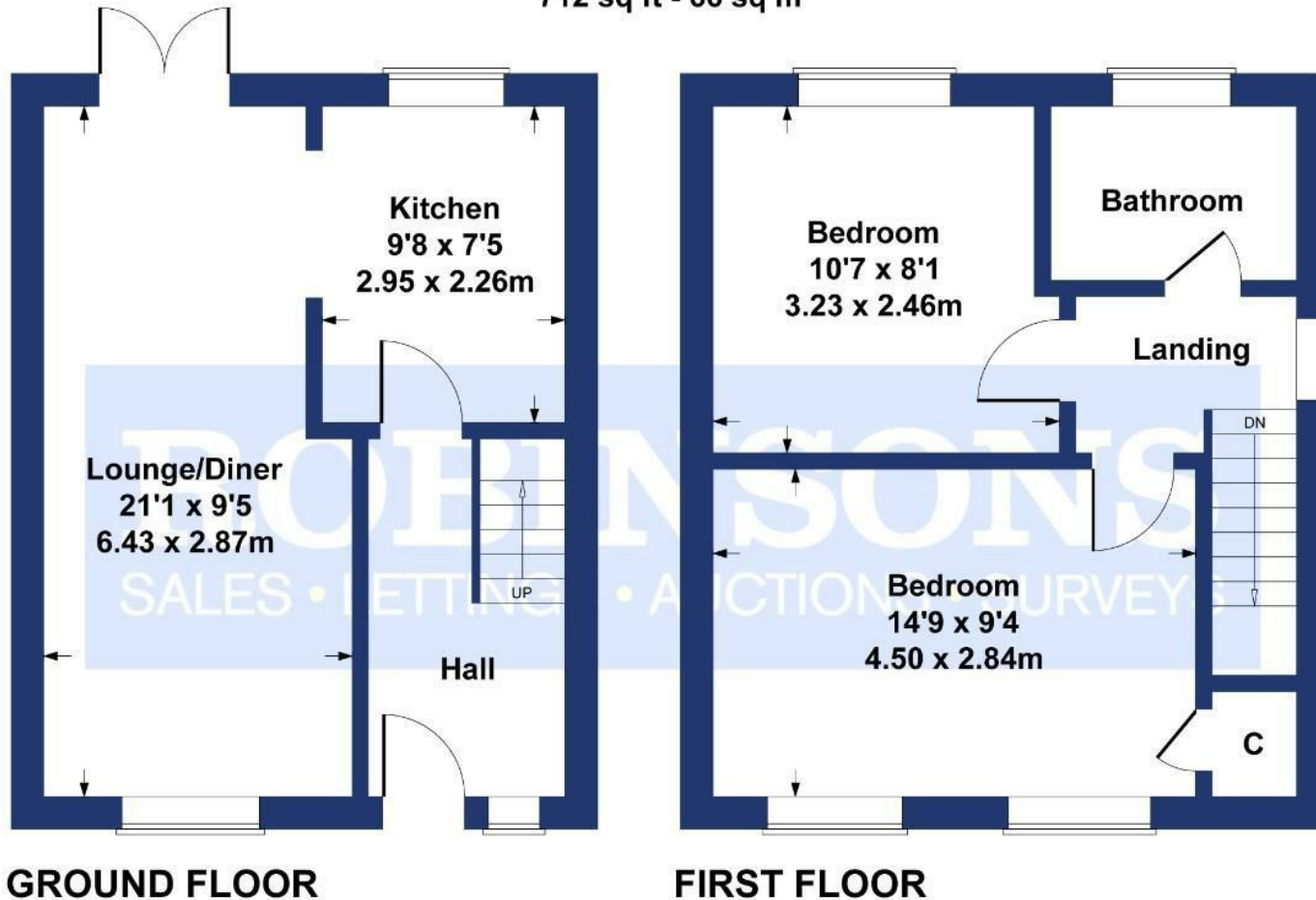


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# Lynn Crescent

Approximate Gross Internal Area  
712 sq ft - 66 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(22-34)	E		
(9-21)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		59	77

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.

