



Caley Rise, Pity Me, DH1 5UN
3 Bed - House - Semi-Detached
Offers In Excess Of £230,000

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Stunning Modern Home ** Outskirts of City ** Two Bathrooms ** Good Road Links & Amenities ** Access to Finchale Priory & Good Walking/Cycle Routes ** Ample Parking ** Gardens ** Must Be Viewed

*** Images courtesy of New Home Solutions / Agents ***

Briefly comprising: Entrance hallway, spacious living room, modern kitchen/diner, and a convenient downstairs WC. The property offers three bedrooms—two generous doubles and a smaller single—with the master benefiting from an en-suite shower room, alongside a separate family bathroom.

Outside, the enclosed rear garden features both a lawned area and a patio, ideal for outdoor entertaining. To the front, there is a well-maintained lawn, a pathway, and a driveway providing off-road parking for multiple vehicles.

Pity Me is a pleasant village located just a few miles north of Durham city centre. The area is known for its suburban feel, offering a peaceful environment while still being conveniently close to the vibrant city life of Durham.

Residents of Pity Me enjoy access to excellent local amenities, including schools, shops, and healthcare facilities. The Arnison Centre, a large retail park, is nearby, offering a wide range of shopping options, from supermarkets to high-street stores and dining establishments. The village is also well-connected, with easy access to the A167 and public transport links, making it an ideal location for commuters.

For those who appreciate outdoor activities, Pity Me is close to several parks and green spaces, such as the scenic Riverside Park along the River Wear. Additionally, the proximity to Durham's historical sites, like the Durham Cathedral and Castle, adds cultural richness to the area.



GROUND FLOOR

Entrance

Cloak/WC

Lounge

16'5 x 11'10 (5.00m x 3.61m)

Kitchen Diner

15'5 x 10'2 (4.70m x 3.10m)

FIRST FLOOR

Bedroom

11'6 x 8'2 (3.51m x 2.49m)

En-Suite

8'2 x 3'11 (2.49m x 1.19m)

Bedroom

10'10 x 8'2 (3.30m x 2.49m)

Bedroom

7'10 x 6'7 (2.39m x 2.01m)

Bathroom/WC

7'3 x 6'7 (2.21m x 2.01m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1Mbps, Superfast 80Mbps, Ultrafast 1800Mbps

Mobile Signal/Coverage: Good to Average

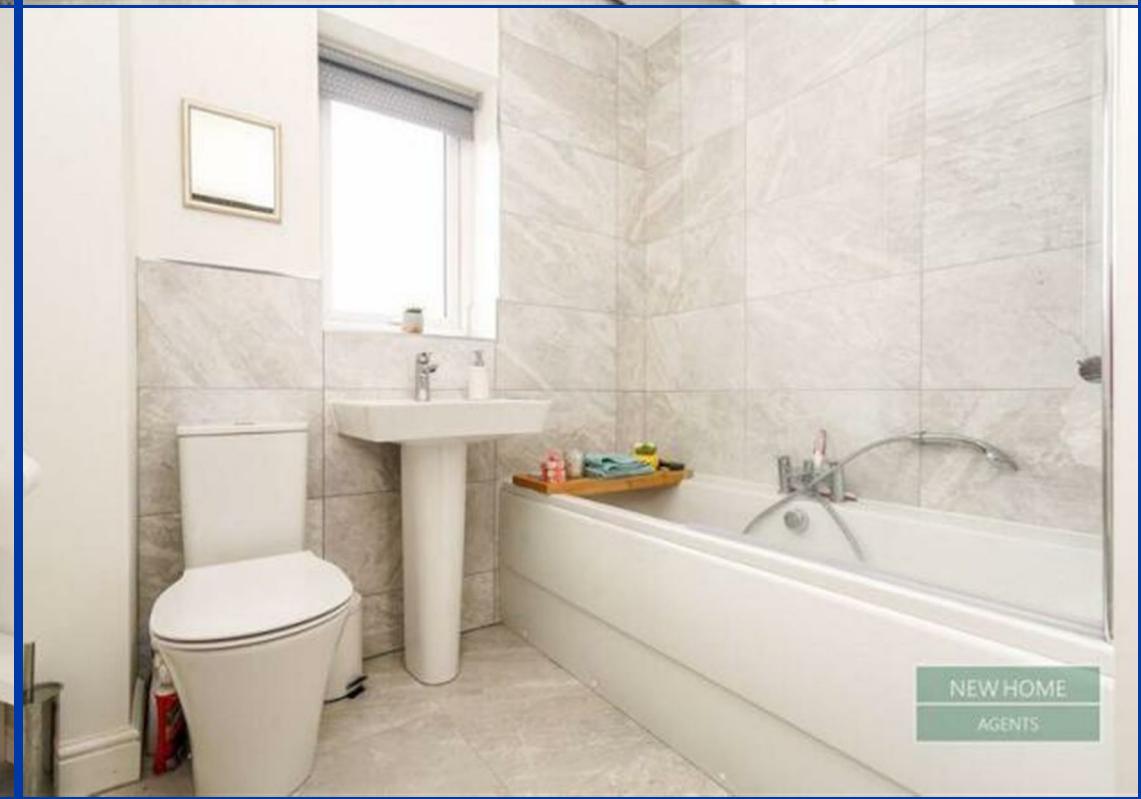
Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2268p.a

Energy Rating: B

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.



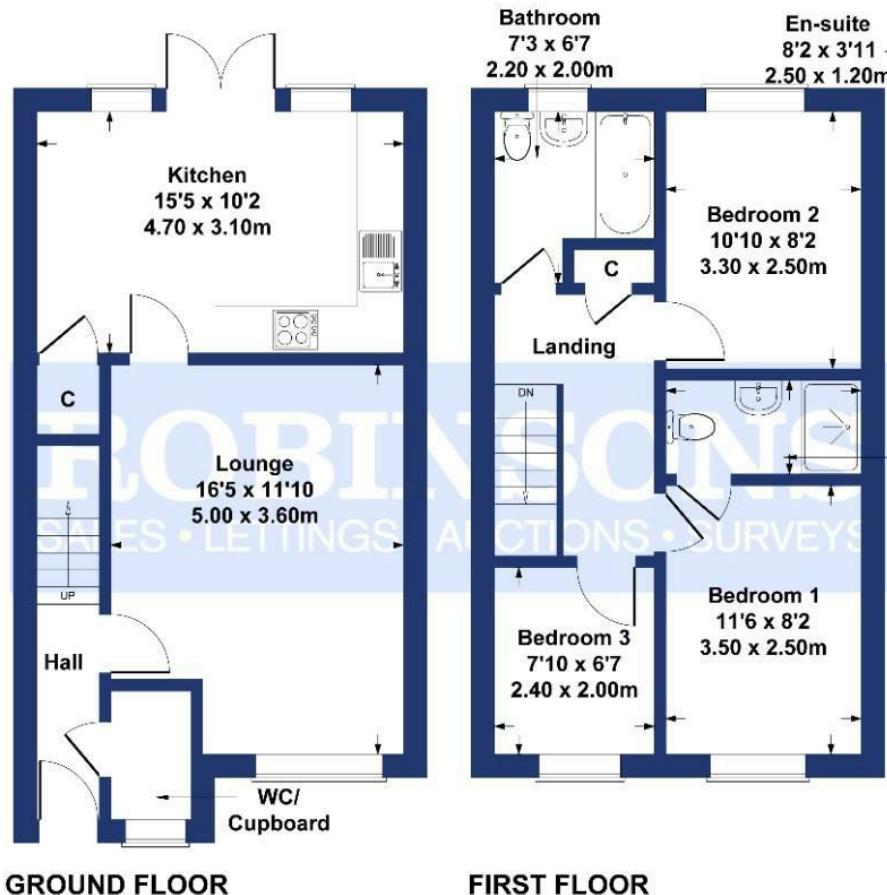


NEW HOME
AGENTS

Caley Rise

Approximate Gross Internal Area

850 sq ft - 79 sq m



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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	84
(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