



Hillsyde Crescent, Thornley, DH6 3DW
3 Bed - House - Semi-Detached
£63,500

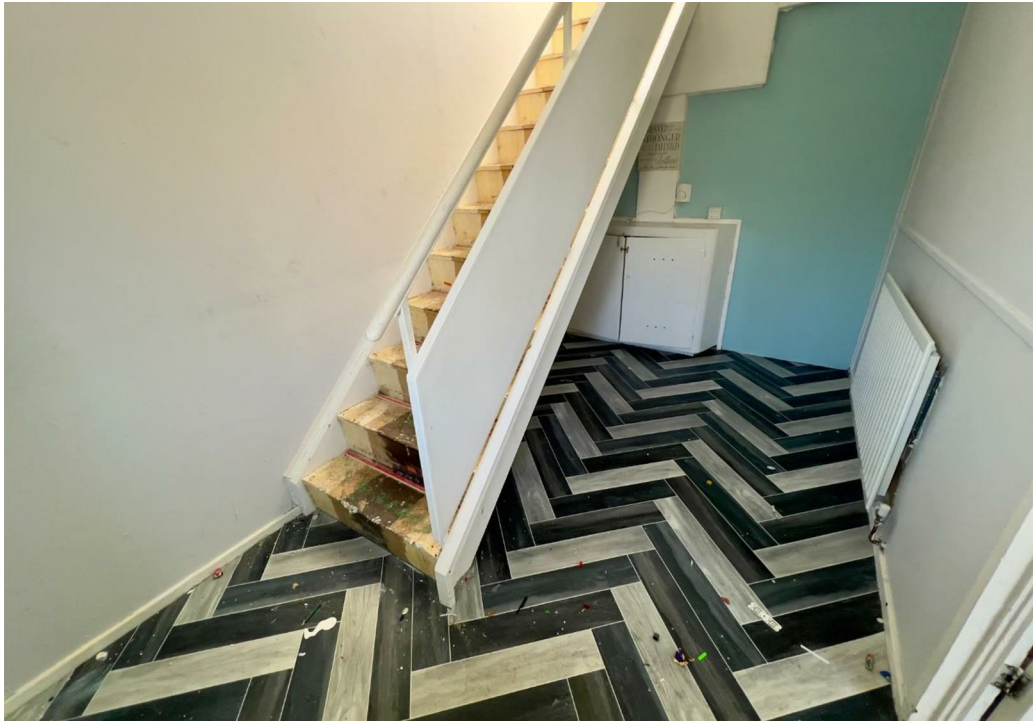
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Hillsyde Crescent Thornley, DH6 3DW

No Upper Chain ** Steel Frame Construction ** Ideal Starter, Family Home or Buy-to-Let ** Village Location ** Outskirts of Durham ** Gardens
** Good Road Links ** Double Glazing & GCH **

The floor plan comprises: entrance hallway, comfortable lounge, kitchen dining room, rear lobby and WC. The first floor has three bedrooms and bathroom/WC. Outside there are front and rear gardens.

The residence is conveniently situated near the various local services and conveniences offered by Thornley village. Its location is advantageous for commuters, being situated just off the A(181) Highway, granting easy access to Durham City and the A(19) Highway. This allows for efficient travel to different areas within the region. Durham City presents an even wider array of shopping, leisure opportunities, and amenities. The A(19) Highway also facilitates seamless road connections to other parts of the region.









GROUND FLOOR

Hallway

Lounge

13'7 x 12'0 (4.14m x 3.66m)

Dining Area

10'2 x 8'9 (3.10m x 2.67m)

Kitchen

10'2 x 8'9 (3.10m x 2.67m)

Rear Lobby

WC

FIRST FLOOR

Bedroom

10'6 x 9'5 (3.20m x 2.87m)

Bedroom

11'0 x 8'6 (3.35m x 2.59m)

Bedroom

8'9 x 6'1 (2.67m x 1.85m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 40 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: D

The Property is of steel construction



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.

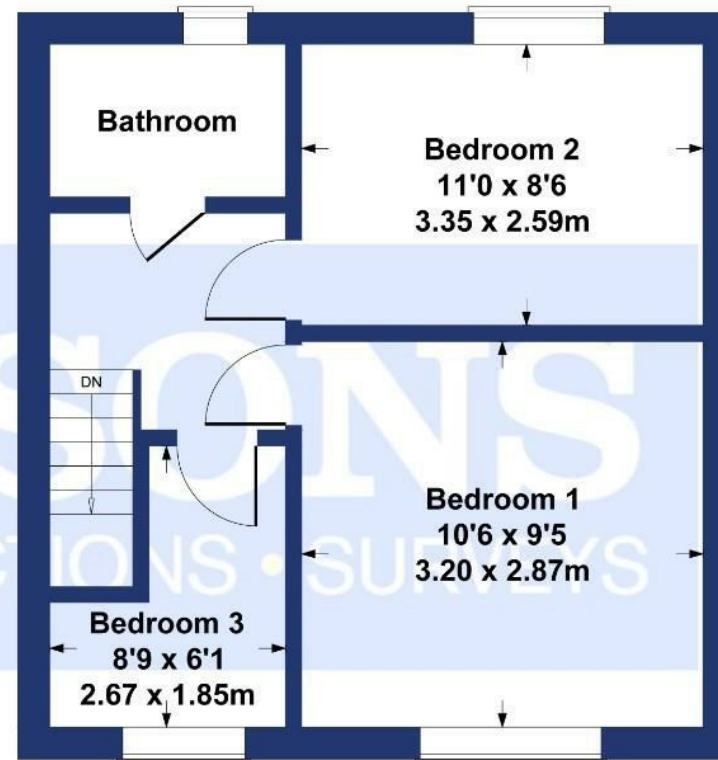
Hillsyde Crescent

Approximate Gross Internal Area
981 sq ft - 91 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2024

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

