



Queens Grove, Merryoaks, DH1 3PX
3 Bed - House - Semi-Detached
Starting Bid £190,000

ROBINSONS
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Queens Grove

Merryoaks, DH1 3PX

* Being Auctioned by Robinsons in connection with the Great North Property Auction * Start bids welcome from £190,000 * Buyers Premium applies please see full details for information *

** Very Popular Location ** Walking Distance Into Durham City ** Ideal For Professionals, Families or First Time Buyers ** Close to Major Road Links & University Buildings ** Catchment for Good Schooling ** Double Glazing & GCH Via Recently installed Combi Boiler** Gardens, Parking & Garage ** Early Viewing Advised **

The floor plan briefly comprises: entrance hall, comfortable living room with bay window, kitchen diner, rear lobby with garage access and convenient WC. The first floor has three bedrooms and shower room/WC. Externally there are gardens to front and rear. A driveway provides off street car parking and access to the single garage.

Merryoaks, located on the outskirts of Durham City Centre, offers a perfect balance of convenience and community, making it an attractive choice for prospective buyers. The area benefits from excellent transport links, with the A167 providing easy access to both northern and southern destinations. Additionally, residents enjoy close proximity to regional rail and bus networks, ensuring smooth and efficient travel for commuters and visitors alike.

Families will find a selection of highly regarded educational institutions nearby, with Merryoaks falling within the catchment areas of well-respected schools such as Durham Johnston Comprehensive School, St Margaret's Primary School, Neville's Cross Primary School, and Durham High School for Girls. With a variety of options catering to different educational needs, the area provides a strong foundation for children's learning and development.

The neighbourhood is also well-served by a range of amenities that enhance the quality of life for its residents. The nearby city centre offers an extensive selection of shops, restaurants, and leisure facilities.











GROUND FLOOR

Hallway

Lounge

13'11 x 13'1 (4.24m x 3.99m)

Kitchen Diner

13'1 x 8'4 (3.99m x 2.54m)

Inner Lobby

Cloak/WC

FIRST FLOOR

Bedroom

11'3 x 9'11 (3.43m x 3.02m)

Bedroom

9'11 x 8'4 (3.02m x 2.54m)

Bedroom

7'9 x 6'3 (2.36m x 1.91m)

Shower Room/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

Energy Rating: D

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.

Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

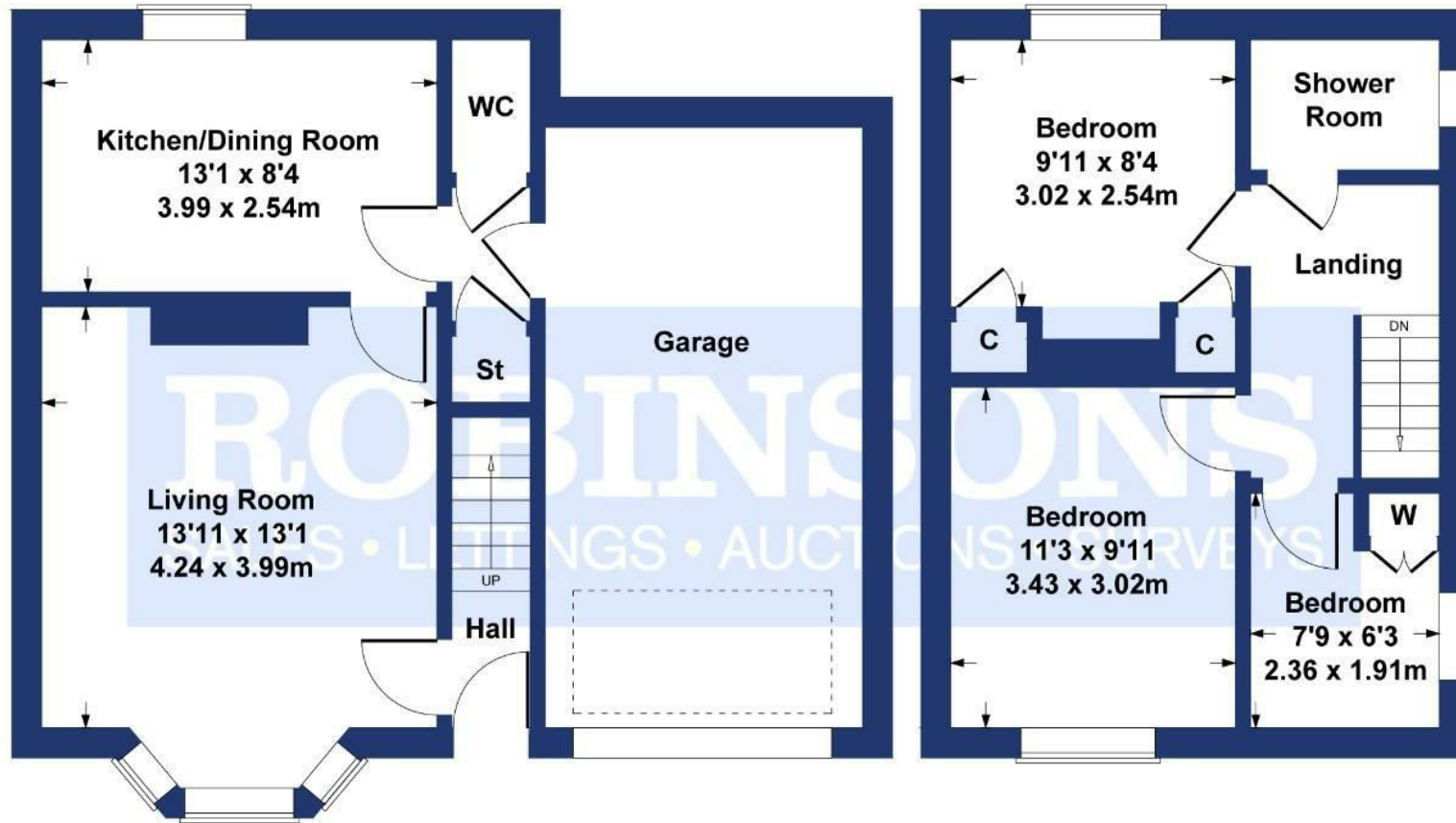
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Queens Grove

Approximate Gross Internal Area
747 sq ft - 69 sq m
(Excluding Garage)



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. 2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		66	86

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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