



Woodland Crescent, Kelloe, DH6 4NA  
2 Bed - House - Semi-Detached  
Starting Bid £52,500

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Woodland Crescent

## Kelloe, DH6 4NA

\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £52,500 \* Buyers Premium applies please see full details for information \*

No Upper Chain \*\* Ideal Starter or Young Family Home \*\* Well Presented \*\* Gardens \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Village Location \*\* Semi Rural Setting \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance lobby, comfortable lounge, modern fitted kitchen diner, rear lobby with store and useful cloak/WC. The first floor has two bedrooms and family bathroom/WC, fitted with a white suite. Outside there are front and rear gardens.

Kelloe is a charming village situated in County Durham, offering a peaceful rural lifestyle while being well-connected to larger towns and cities. The village has access to essential amenities, including a local primary school and village shop. For further conveniences, the nearby town of Coxhoe provides additional shopping and healthcare services, just a short drive away. Kelloe is ideally located for commuters, with excellent road links via the A1(M), offering easy access to Durham City (approximately 7 miles away), Newcastle, and Teesside. The village is also surrounded by beautiful countryside, perfect for outdoor enthusiasts who enjoy walking, cycling, and nature. Its proximity to Durham also means residents can enjoy the vibrant cultural and historical offerings, including Durham Cathedral, the River Wear, and a range of dining and shopping options. Overall, Kelloe is an ideal choice for buyers seeking a quieter life without sacrificing access to modern conveniences and road networks.

















## GROUND FLOOR

### Hall

### Lounge

13'11 x 11'7 (4.24m x 3.53m)

### Kitchen Diner

15'1 x 6'11 (4.60m x 2.11m)

### Rear Lobby

### Store

### WC

## FIRST FLOOR

### Bedroom

11'7 x 11'2 (3.53m x 3.40m)

### Bedroom

9'11 x 8'2 (3.02m x 2.49m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 43 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: Pending

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).

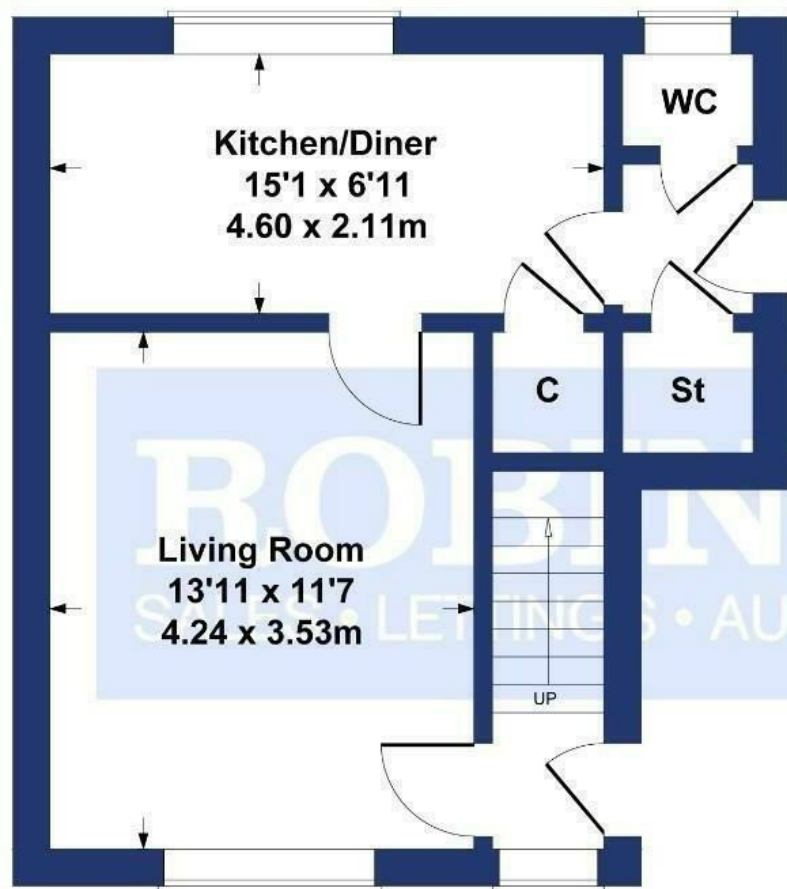
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 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.

**Approximate Gross Internal Area**  
**688 sq ft - 64 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.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) <b>A</b>		<b>82</b>
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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