



Dalton Crescent, Nevilles Cross, DH1 4FB
3 Bed - House - Terraced
£285,000

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Dalton Crescent

Nevilles Cross, DH1 4FB

**** WELL PRESENTED ** VERY POPULAR LOCATION ** EXCELLENT SIZE ** WALKING DISTANCE OF DURHAM ** GREAT SCHOOLING NEARBY ** BRILLIANT ACCESS LINKS ** A MUST VIEW ****

Dalton Crescent is a modern prestigious development of houses situated in the well established and ever popular area of Nevilles Cross being adjacent to the A(167) Highway which provides good road links to both North and South. It is just over 1 mile from the immediate City Centre with its comprehensive shopping and recreational facilities and amenities and is within easy reach of the Durham Johnston School, St Leonards Roman Catholic School, St Margarets School, as well as Durham High School and Durham School.

Briefly comprising: entrance hall, third bedroom, shower room and utility room. On the first floor there is an L' shaped lounge and an attractive dining kitchen. There are two further bedrooms on the second floor, both having en-suite facilities. There is an integral garage, and driveway to the front. At the rear is a garden currently being landscaped (photos to follow).

Council Tax Band E - Approx. £2831 PA

EPC Rating B

Maintenance Charge Payable of approximately £82.20 PA











GROUND FLOOR

Entrance Hallway

Shower Room

Utility Room

7'10 x 5'3 (2.39m x 1.60m)

Bedroom Three

8'10 x 7'10 (2.69m x 2.39m)

FIRST FLOOR

Lounge

17'5 x 14'5 (5.31m x 4.39m)

Kitchen / Diner

14'5 x 9'10 (4.39m x 3.00m)

SECOND FLOOR

Bedroom One

14'9 x 10'10 (4.50m x 3.30m)

En-Suite

Bedroom Two

14'9 x 9'2 (4.50m x 2.79m)

En-Suite



Dalton Crescent

Approximate Gross Internal Area
1198 sq ft - 111 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	82	91
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. 2023

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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