



Holmlands Crescent, Durham Moor, DH1 5AR
3 Bed - House - Semi-Detached
£350,000

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Holmlands Crescent Durham Moor, DH1 5AR

Stunning Family Home ** Popular Location ** Gardens, Parking & Garage ** Extended Floor Plan ** Outskirts of Durham City ** Local Amenities & Road Links ** Close to Good Schooling ** Upvc Double Glazing & GCH ** Early Viewing is Essential **

The residence consists of an entrance porch leading to an inviting hallway with a feature stained glass front door, followed by a cloakroom, lounge, separate dining room that is open plan with the modern fitted kitchen breakfast room. This impressive entertaining space has French doors opening onto the rear garden and patio area. Upstairs, the accommodation comprises three bedrooms, with the master bedroom boasting a selection of fitted wardrobes, and a good sized family bathroom/wc, which has separate shower cubicle. The property is complemented by charming gardens both at the front and rear, along with a spacious driveway and detached garage.

Holmlands Crescent epitomises the charm of Durham Moor, an esteemed residential locale nestled on the periphery of the City Centre. Renowned for its attractive surroundings, this neighbourhood is ideal for residents seeking a delightful living experience.

Encompassing an array of modern conveniences, Durham Moor boasts an abundance of shopping outlets and recreational amenities, making daily life not only convenient but also enriched with leisure opportunities. Whether one seeks retail therapy or indulgence in leisurely pursuits, the City Centre caters comprehensively to diverse preferences.

Moreover, Durham Moor's strategic location facilitates seamless commuting, adding to its allure. Conveniently positioned just a brief drive away from the A(167) Highway, residents benefit from excellent connectivity to neighbouring regional hubs. Such accessibility enhances the appeal of Durham Moor as a desirable residential destination, ensuring residents enjoy both the tranquillity of suburban living and the connectivity essential for modern lifestyles.













GROUND FLOOR

Entrance Porch

Hallway

Cloak/WC

Lounge

12'7 x 12'2 (3.84m x 3.71m)

Dining Room

12'10 x 12'3 (3.91m x 3.73m)

Kitchen Breakfast Room

17'5 x 15'10 (5.31m x 4.83m)

FIRST FLOOR

Bedroom

12'1 x 9'1 (3.68m x 2.77m)

Bedroom

12'11 x 11'3 (3.94m x 3.43m)

Bedroom

8'5 x 7'5 (2.57m x 2.26m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

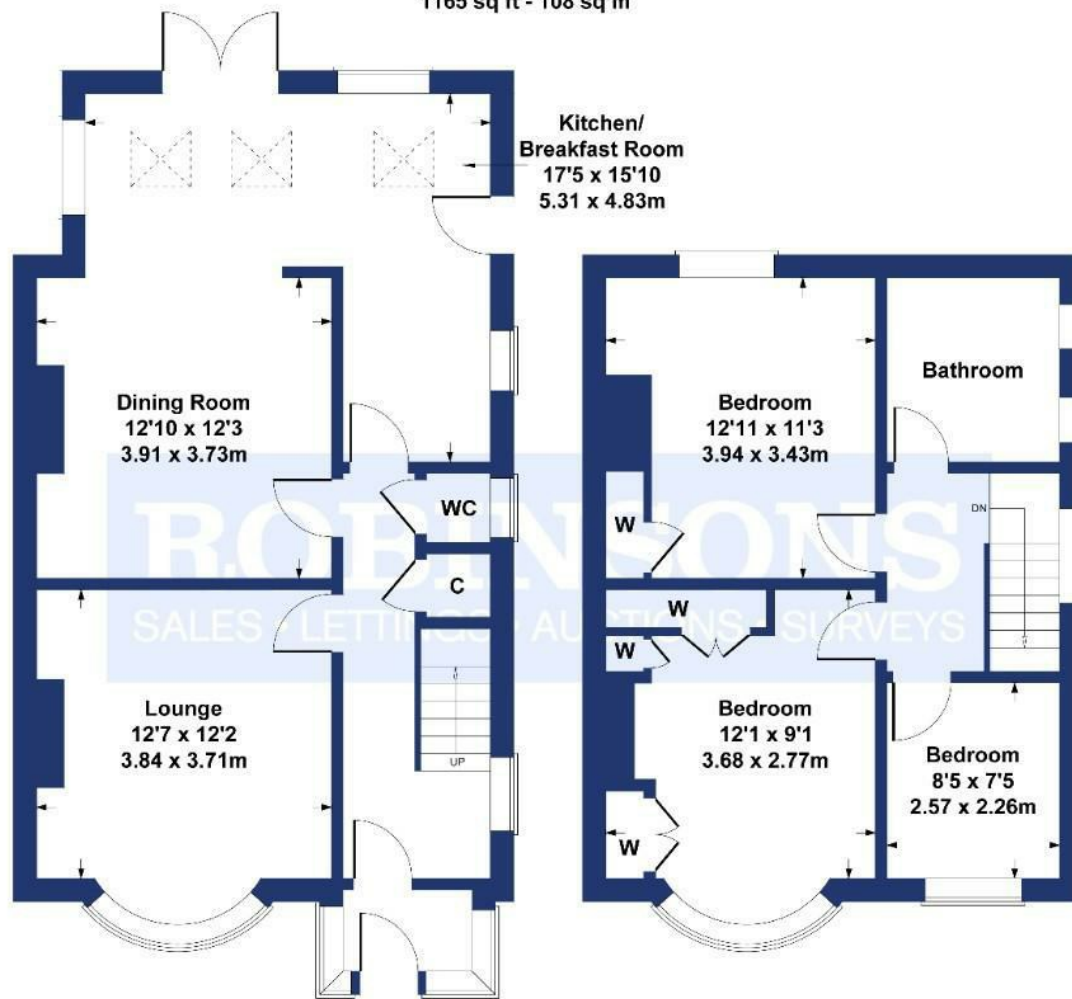
Energy Rating: C

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.



Holmlands Crescent

Approximate Gross Internal Area
1165 sq ft - 108 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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-81) B			
(69-80) C		70	
(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	

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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