



Priory Road, Framwellgate Moor, DH1 5HW
2 Bed - House - Semi-Detached
£125,000

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Priory Road Framwellgate Moor, DH1 5HW

Pleasant Position ** Ideal Starter or Investment Property ** Ample Communal Parking ** Generous Rear Garden ** Pleasant Front Outlook ** Sunny Aspects At Various Parts of the Day Close to Durham City, University Hospital & Retail Outlets ** GCH ** Upvc Double Glazing ** Early Viewing Advised **

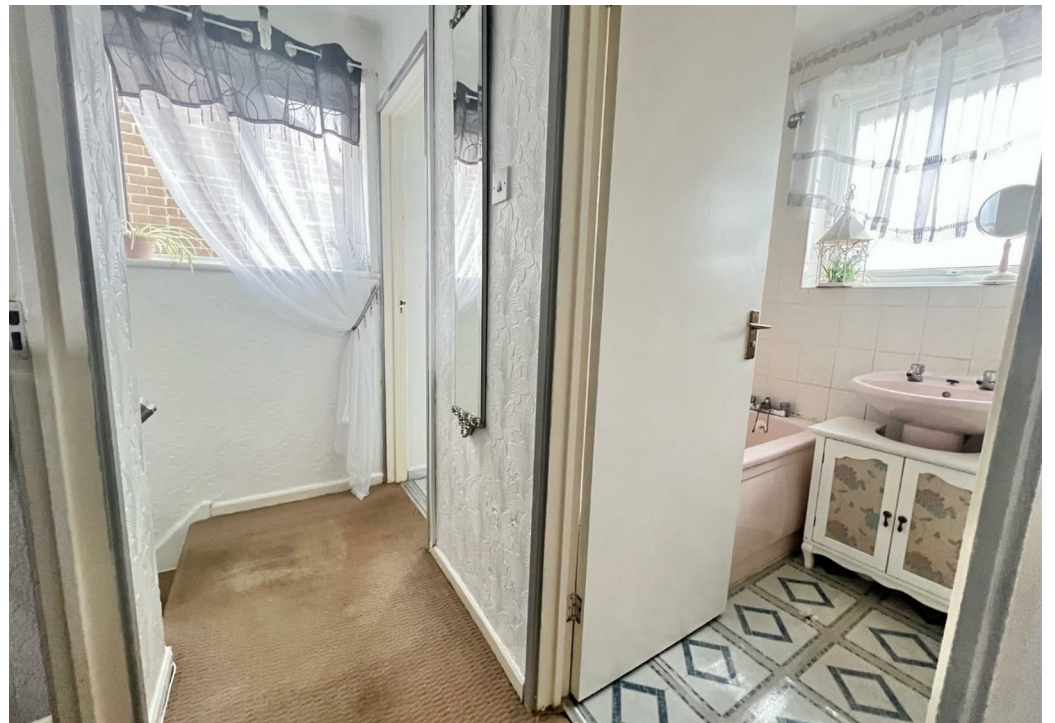
The floor plan comprises: entrance porch, hallway, comfortable lounge dining room, fitted kitchen with door to the rear garden. Upstairs, there are two double bedrooms, bathroom and separate WC. Outside, the property occupies a pleasant position in a high regarded and popular location. The front has an open aspect garden and ample communal parking bays. The rear garden is of a generous size with lawned area and outhouse storage.

Framwellgate Moor is situated approx. 2 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

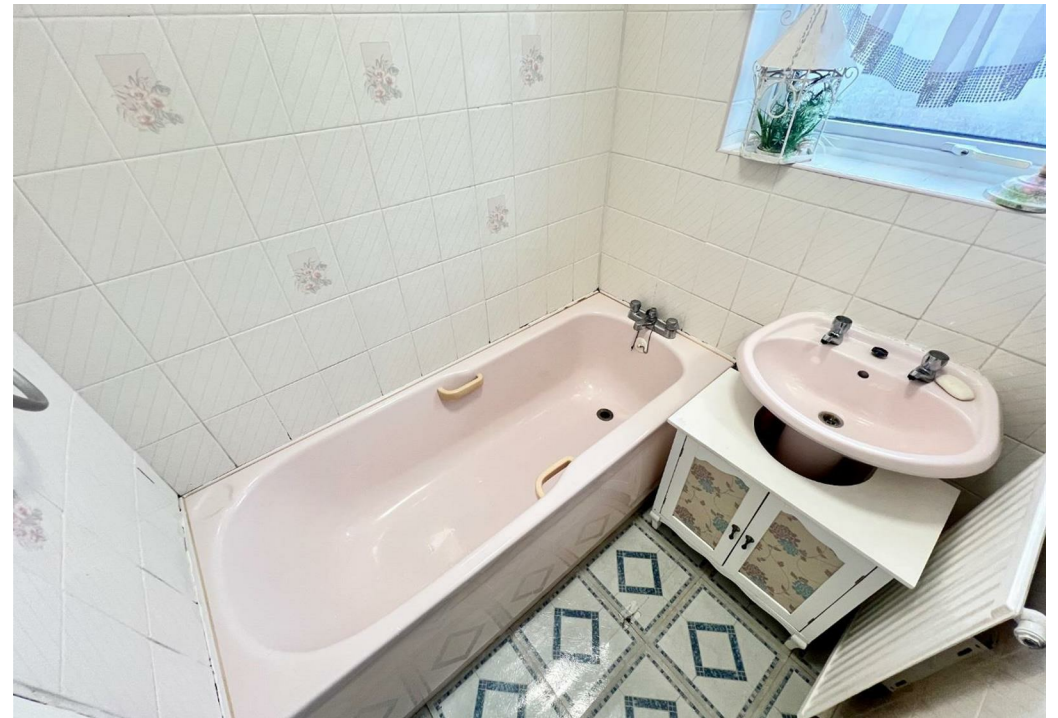
A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.

With its convenient location, excellent amenities, and a vibrant community, Framwellgate Moor continues to be a sought-after destination for those seeking a balanced and enjoyable lifestyle.











GROUND FLOOR

Entrance Porch

Hallway

Lounge Dining Room

18'6 x 11'8 (5.64m x 3.56m)

Kitchen

8'0 x 7'9 (2.44m x 2.36m)

FIRST FLOOR

Bedroom

8'7 x 15'0 (2.62m x 4.57m)

Bedroom

9'8 x 10'6 (2.95m x 3.20m)

Bathroom

Separate WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 74 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

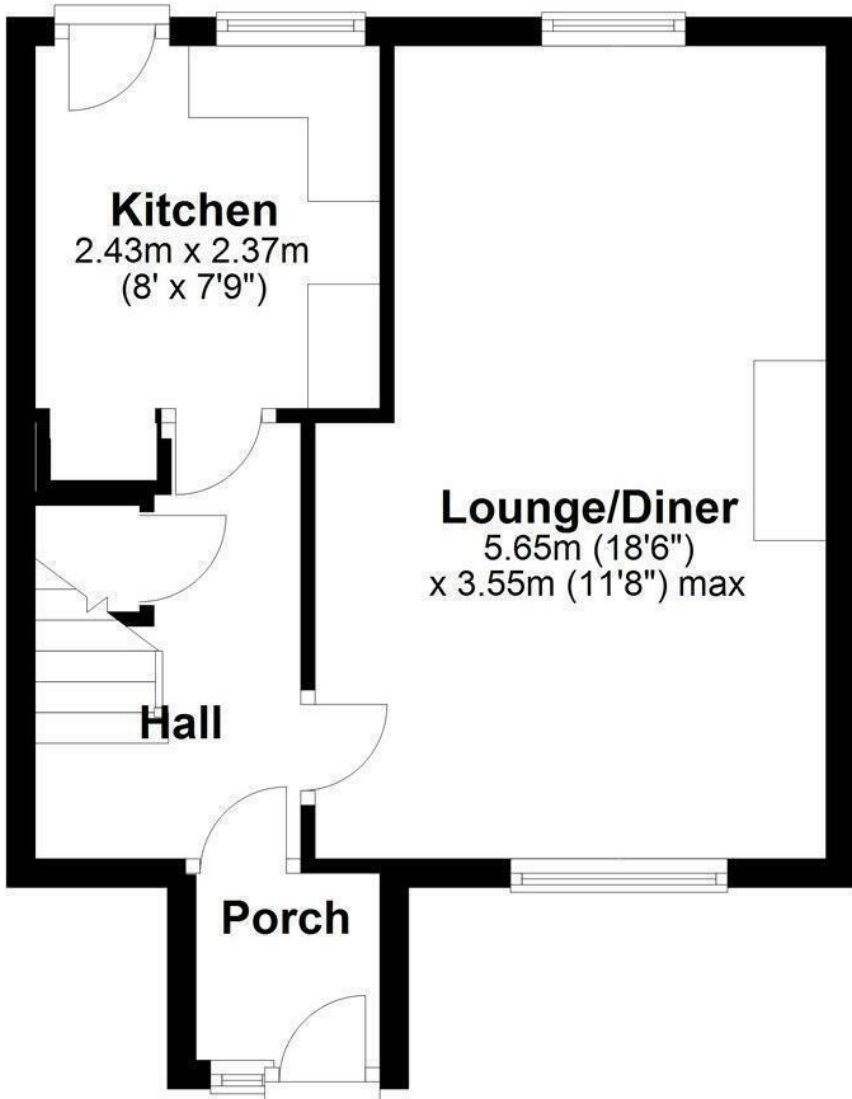
Council Tax: Durham County Council, Band A - Approx. £1621 p.a

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.

Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 66.5 sq. metres (715.3 sq. feet)

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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