



Lund Avenue, Framwellgate Moor, DH1 5BJ  
4 Bed - House - Semi-Detached  
£145,000

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# Lund Avenue

## Framwellgate Moor, DH1 5BJ

32 Lund Avenue, Framwellgate Moor, DH1 5BJ

We are acting in the sale of the above property and have received an offer of £157,750 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

No Upper Chain \*\* Sold As Seen \*\* Very Popular Location \*\* Spacious Property \*\* Requiring Some Finishing Off Work \*\* Good Potential \*\* Ideal For a Variety of Buyers \*\* Upvc Double Glazing & GCH \*\* Communal Parking Spaces \*\*

The floor plan comprises: entrance porch, hallway, WC, lounge, dining room with French doors to the rear garden, kitchen and utility room. The first floor has four bedrooms, master en-suite shower room/WC and main bathroom with separate shower cubicle. Outside there is a large rear garden and front green.

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.

\*\* This property is sold as seen. None of the utilities or services have not, and will not be checked \*\*























## GROUND FLOOR

**Entrance Porch**

**Hallway**

**WC**

**Lounge**

16'7 x 11'7 (5.05m x 3.53m)

**Dining Room**

10'0 x 6'7 (3.05m x 2.01m)

**Kitchen**

12'9 x 10'0 (3.89m x 3.05m)

**Utility Room**

10'0 x 5'3 (3.05m x 1.60m)

## FIRST FLOOR

**Bedroom**

11'4 x 8'11 (3.45m x 2.72m)

**En-Suite**

**Bedroom**

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

**Bedroom**

10'9 x 8'8 (3.28m x 2.64m)

**Bedroom**

10'5 x 6'0 (3.18m x 1.83m)

**Bathroom/WC**

8'3 x 5'4 (2.51m x 1.63m)

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 55 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold/Leasehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: D

The property has a right of access over a shared path, to access the rear.

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.

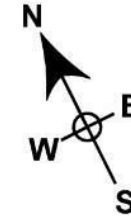




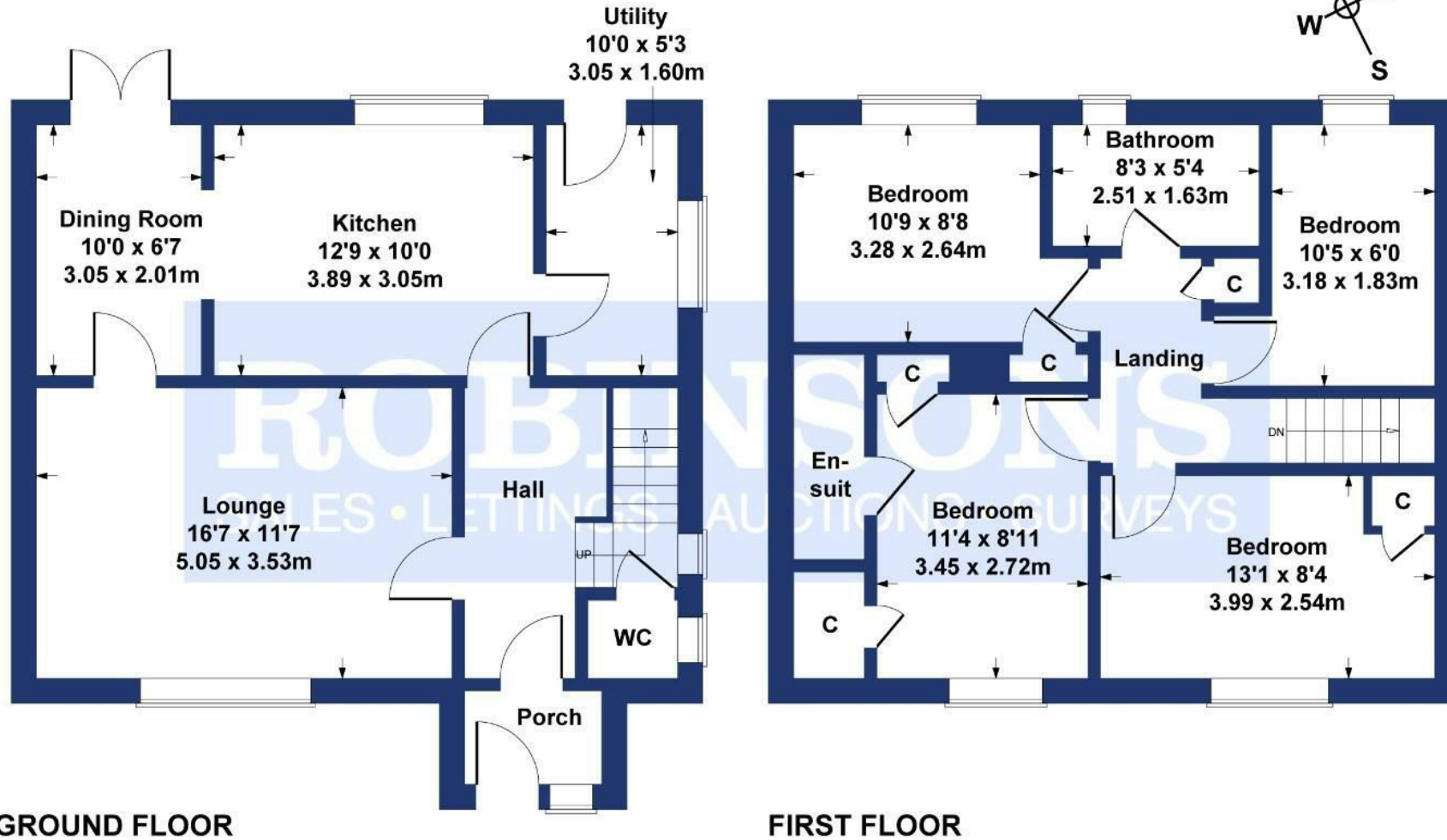


# Lund Avenue

Approximate Gross Internal Area  
1153 sq ft - 107 sq m



| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>84</b>                  |
| (81-91) <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>68</b>                                   |         |                            |
| England & Wales                             |         | EU Directive<br>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. 2024

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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