



Finchale Road, Framwellgate Moor, DH1 5JW
3 Bed - House - Detached
O.I.R.O £325,000

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Finchale Road

Framwellgate Moor, DH1 5JW

Early Viewing Advised ** Generous Corner Plot ** Rarely Available ** Well Presented Throughout ** Good Further Extension Potential (subject to consent) ** Gardens, Ample Parking & Garage ** Very Popular & Convenient Location ** Outskirts of Durham ** Good Transport Links ** Access to Good Schooling ** Upvc Double Glazing & GCH Via Combination Boiler **

The floor plan comprises: entrance porch, hallway, comfortable lounge which opens to the rear sun room, which in-turn has patio doors to the rear garden. The kitchen and dining room is fitted with a modern range of units with belfast style sink and space for table and chairs. There is also a personal door to the garage. The first floor has three good size bedrooms and family bathroom, which includes separate shower cubicle. Outside, the property occupies a generous plot with ample parking, garage and well maintained gardens.

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.













GROUND FLOOR

Entrance Porch

Hallway

Lounge

17'09 x 12'0 (5.41m x 3.66m)

Sun Room

12'0 x 7'03 (3.66m x 2.21m)

Kitchen Diner

16'02 x 11'11 (4.93m x 3.63m)

Garage

16'01 x 8'07 (4.90m x 2.62m)

FIRST FLOOR

Bedroom

14'06 x 9'11 (4.42m x 3.02m)

Bedroom

9'04 x 9'03 (2.84m x 2.82m)

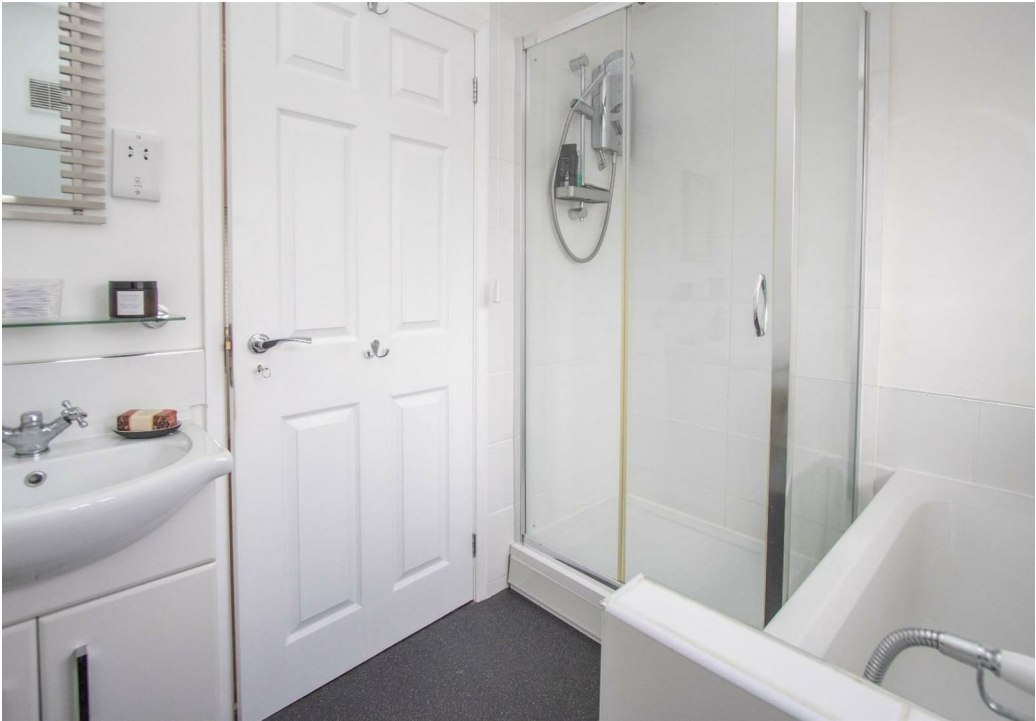
Bedroom

10'06 x 7'09 (3.20m x 2.36m)

Bathroom/WC

7'06 x 5'10 (2.29m x 1.78m)

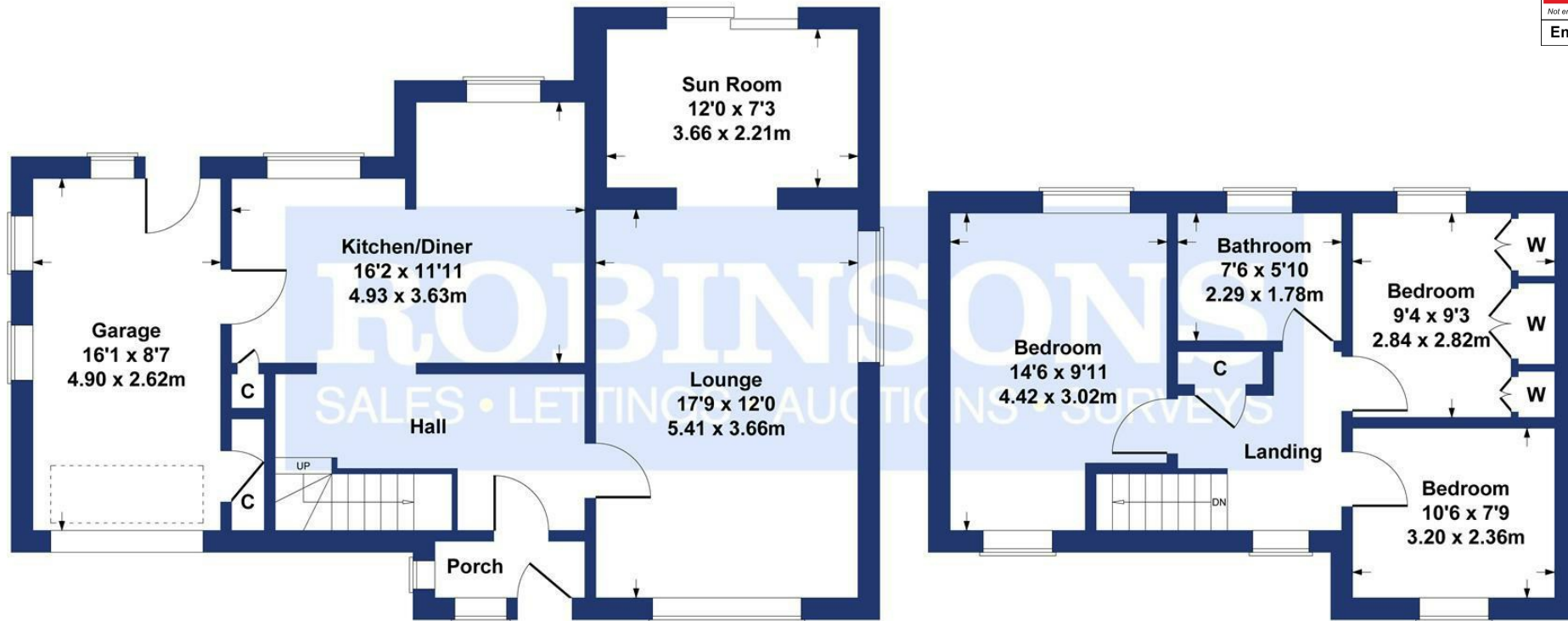




Jaxholme, Finchale Road

Approximate Gross Internal Area
1206 sq ft - 112 sq m

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



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. 2025

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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