



Grousemoor, Haswell, DH6 2BU
3 Bed - House - Detached
O.I.R.O £229,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Grousemoor

Haswell, DH6 2BU

Superb Family or First Home ** Extended, Spacious & Versatile Floor Plan ** Stunning Open Plan Living Kitchen With Bi-Fold Doors ** Two Bathrooms ** Ample Parking & Garage ** Pleasantly Situated ** Upvc Double Glazing & GCH ** Village Location ** EV Car Charger ** Under Floor Heating to Extension ** Outskirts of Durham ** Must Be Viewed **

The floor plan comprises; entrance hallway, comfortable lounge, separate dining room with double doors to the open plan living kitchen and utility area. This space is the focal point of the home and provides a fantastic space for gatherings or entertaining. Fitted with a range of integral appliances and has bi-fold doors opening to the rear garden and patio area. The first floor has three good size bedrooms, master en-suite shower room/WC and main family bathroom/WC. Outside, the property occupies a pleasant position with front and rear gardens. The front has driveway parking and garage access. The rear garden has an enclosed garden with raised patio area, and benefits from sunny aspect.

Haswell is a picturesque village in County Durham, offering a semi rural lifestyle with excellent connectivity. Located just six miles from Durham city and close to Sunderland, it provides easy access to shops, restaurants, and cultural attractions. There are a range of local amenities with larger retail options nearby. Transport links are strong, with railway stations at Horden, Seaham, and Durham, plus the A1 motorway just eight miles away. Families benefit from nearby schools such as Our Lady of Lourdes Primary and Easington Academy. With a rich mining history, scenic cycling routes, and a welcoming community, Haswell is ideal for those seeking countryside charm with modern convenience.













GROUND FLOOR

Entrance Porch

Lounge

13'10 x 11'3 (4.22m x 3.43m)

Dining Room

12'2 x 11'2 (3.71m x 3.40m)

Kitchen / Living / Dining Room

20'8 x 16'4 (6.30m x 4.98m)

Utility Room

5'8 x 4'2 (1.73m x 1.27m)

WC

FIRST FLOOR

Bedroom

11'6 x 9'7 (3.51m x 2.92m)

En-Suite

7'3 x 6'8 (2.21m x 2.03m)

Bedroom

10'2 x 9'6 (3.10m x 2.90m)

Bedroom

10'2 x 8'5 (3.10m x 2.57m)

Bathroom

GARAGE

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5Mbps, Superfast 56Mbps

Mobile Signal/Coverage: Average to Poor

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2268p.a

Energy Rating: C



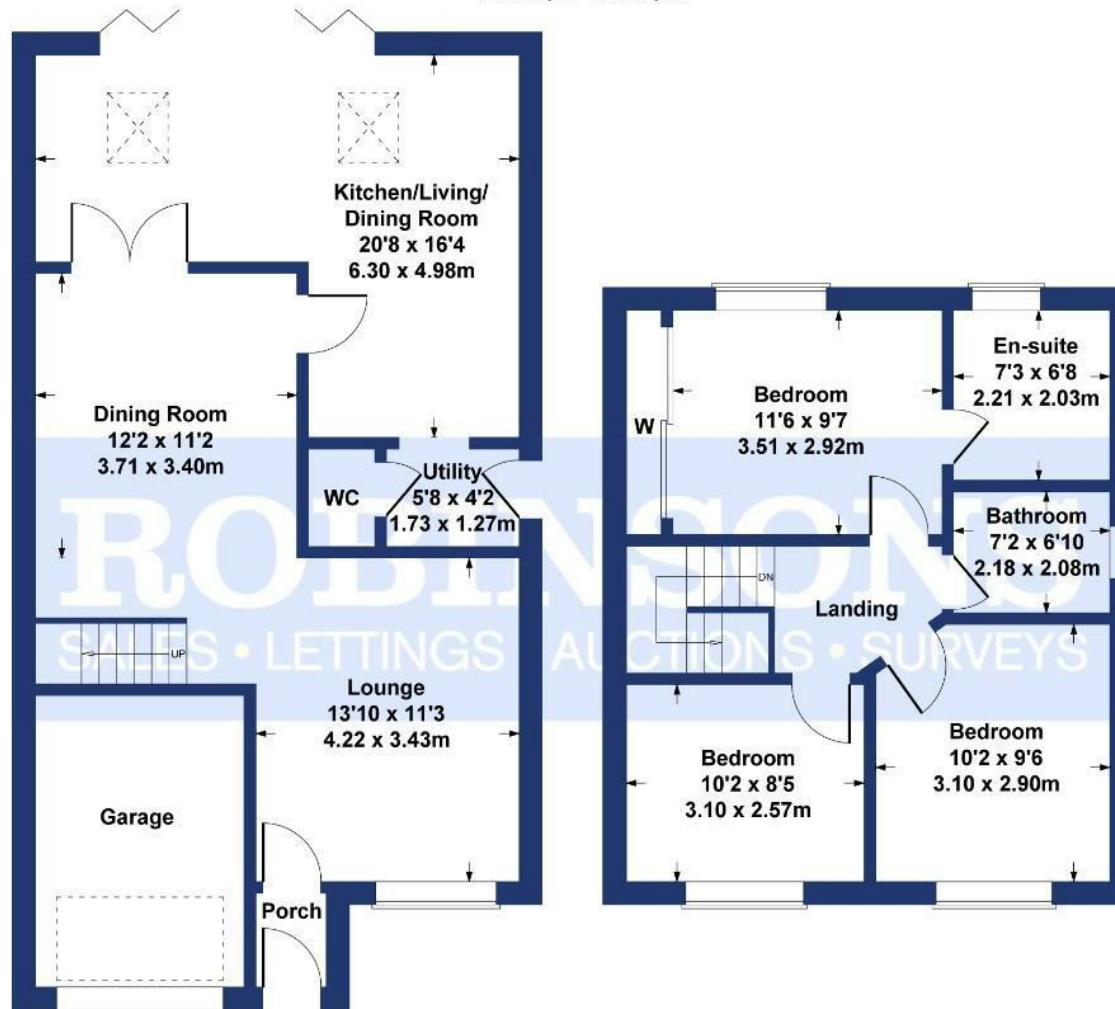
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Grousemoor

Approximate Gross Internal Area
1291 sq ft - 120 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-81) B		
(69-80) C	72	
(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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

