Hawthorn Crescent, Quarrington Hill, DH6 4QP
3 Bed - House - Semi-Detached
O.I.R.O £115,000

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Hawthorn Crescent
Quarrington Hill, DH6 4QP

No Chain ** Recently Upgraded ** Large Rear Garden With Sunny & Private Aspect ** Must Be Viewed **

Situated within the highly desirable semi-rural village of Quarrington Hill, this beautifully upgraded three-bedroom semi-detached home offers spacious accommodation, stunning open views, and a generous rear garden backing directly onto a picturesque nature reserve.

The property is ideally suited to a wide range of purchasers, including first-time buyers, growing families, and those seeking a peaceful lifestyle setting whilst remaining conveniently close to local amenities and transport links.

Upon entering, a welcoming entrance hallway leads through to a bright and spacious lounge, enhanced by recently installed French doors which flood the room with natural light and provide direct access to the rear garden. The stylish fitted kitchen offers an excellent range of wall and base units, ample worktop space, and a selection of integrated appliances, creating a practical and attractive space for everyday living.

To the first floor are three well-proportioned bedrooms, all enjoying pleasant natural light, together with a modern family bathroom.

Externally, the property boasts a particularly impressive rear garden which enjoys a private, sunny aspect and backs directly onto a beautiful nature reserve, providing a tranquil backdrop and an ideal environment for relaxing, entertaining, or enjoying outdoor family life. To the front, there is potential to create off-street parking, subject to any necessary consents.

Further benefits include gas central heating, double glazing, recent upgrades throughout, and the significant advantage of being offered for sale with no onward chain.

Rarely available in such an attractive setting, this superb home combines spacious accommodation with a wonderful semi-rural location and early viewing is strongly recommended.

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Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

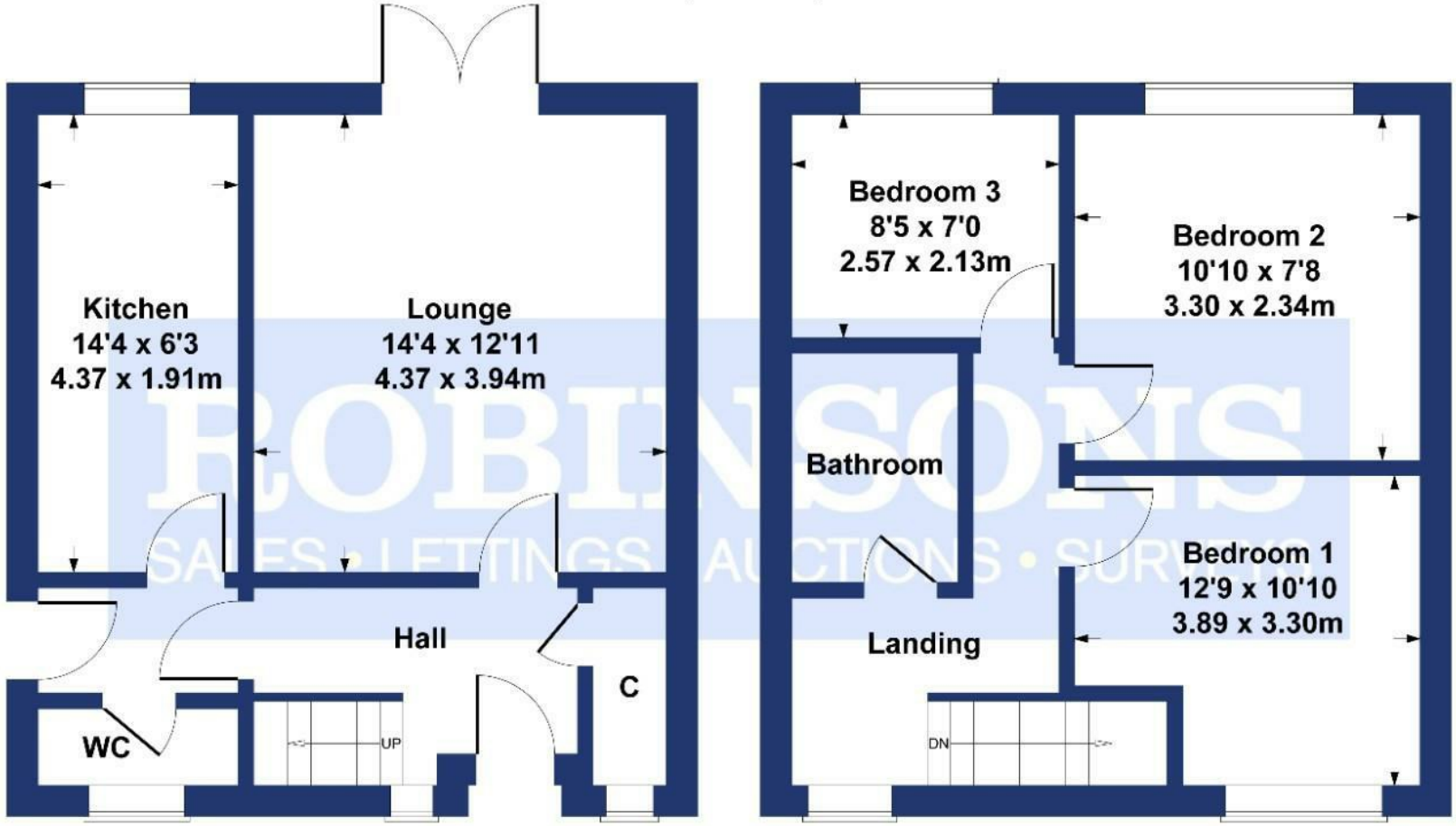
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – NA
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

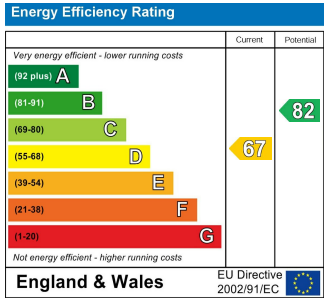
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Hawthorn Crescent

Approximate Gross Internal Area
818 sq ft - 76 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. 2026

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

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