Westcott Drive, Durham Moor, DH1 5AG
2 Bed - Bungalow - Semi Detached
Offers Over £230,000

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Westcott Drive
Durham Moor, DH1 5AG

No Upper Chain ** Pleasantly Situated ** Very Popular Location ** Recently Upgraded Kitchen ** Walking Distance to New College, University Hospital & Aykley Heads ** Upvc Double Glazing, Gas Central Heating via Combination Boiler ** Gardens, Garage and Driveway **

Briefly comprises an entrance hall, a comfortable lounge or bedroom, a second reception room or bedroom with French doors to the garden, a main bedroom, a fitted kitchen with breakfast area, a separate utility room with access to the garage and garden, and a bathroom with a white suite and over-bath shower.

Westcott Drive is situated in a highly regarded and well-established residential neighbourhood that has consistently remained in high demand over the years. This sought-after location benefits from a convenient proximity to a range of local amenities, including a variety of neighbourhood shops, cafés, and services available in the nearby community of Framwellgate Moor. For those seeking more extensive retail, leisure, and cultural offerings, Durham City Centre is located just over a mile away and offers a vibrant mix of shops, restaurants, entertainment venues, and historic attractions.

The property enjoys an excellent position for access to several key institutions and workplaces, including the University Hospital of North Durham, the Land Registry, New College Durham, County Hall, and the Aykley Heads business district. Commuters will also appreciate the close proximity—just a short drive—of the A(167) Highway, which offers efficient road links to destinations both north and south, connecting easily to the wider regional road network. Altogether, Westcott Drive combines the comforts of a mature residential setting with the convenience of nearby amenities and major transport routes.

Hallway
16'5" x 12'04" (5 x 3.76)

Lounge or Bedroom
15'0 x 11'5 (4.57m x 3.48m)

Kitchen Breakfast Room
11'6 x 11'0 (3.51m x 3.35m)

Main Bedroom
11'10 x 11'0 (3.61m x 3.35m)

Dining room or Bedroom
10'6" x 11'09" (3.20 x 3.58)

Bathroom/WC
6'09" x 5'05" (2.06 x 1.65)

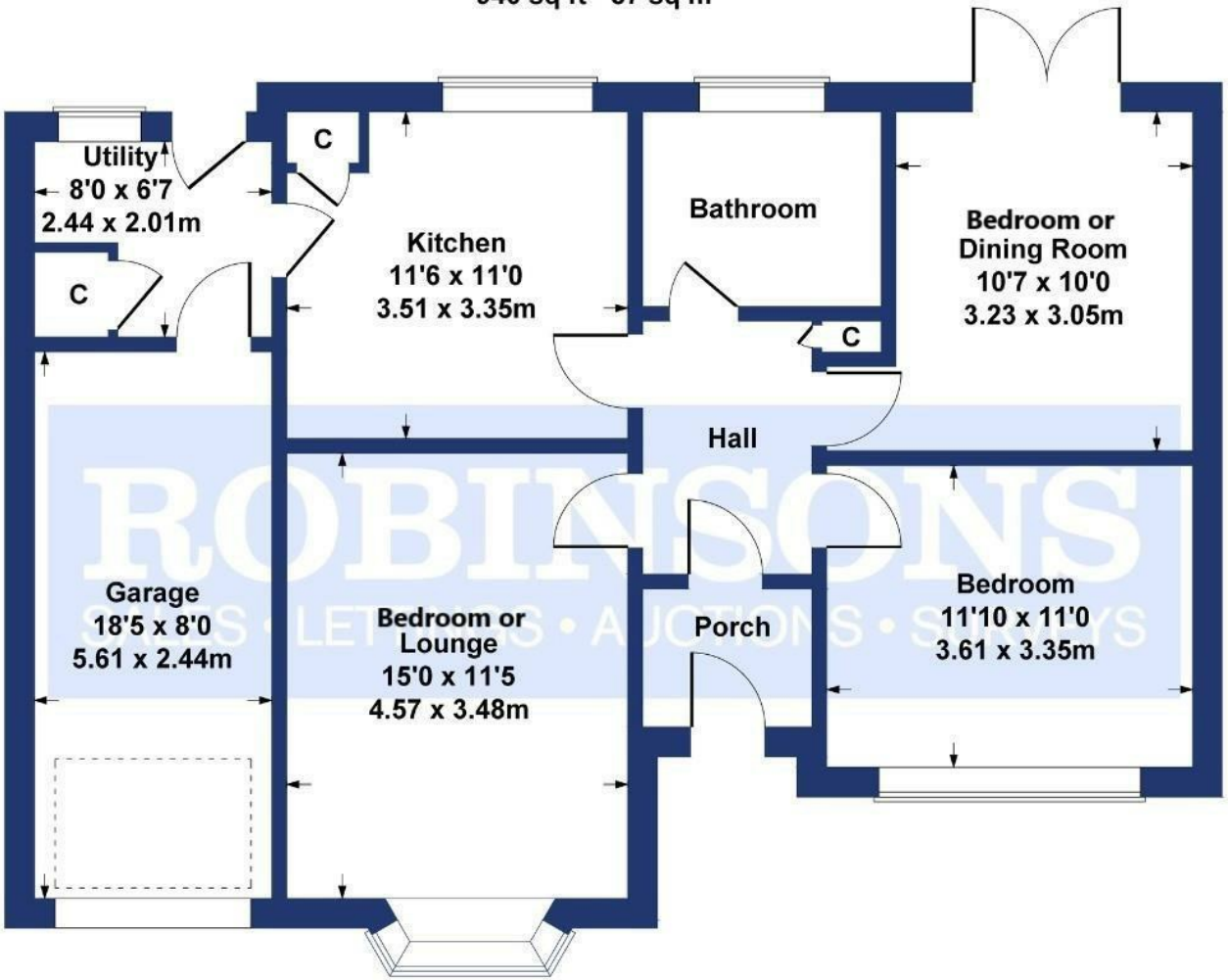
Agent Notes
Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – No
Property Construction – Standard assumed
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity 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
Probate – NA
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.
Accessibility/Adaptations – None Known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

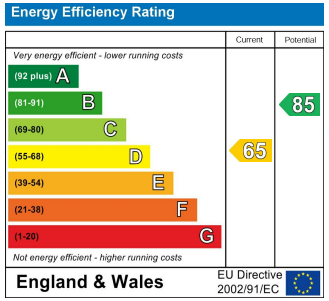
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

Westcott drive

Approximate Gross Internal Area
940 sq ft - 87 sq m





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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