



Hallgarth View, High Pittington, DH6 1AS  
3 Bed - House - Terraced  
O.I.R.O £165,000

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# Hallgarth View

## High Pittington, DH6 1AS

Rarely Available Home \*\* No Chain \*\* Stunning & Recently Upgraded \*\* Large, Spacious & Versatile Floor Plan \*\* Gated Courtyard Garden \*\* Popular Village Location \*\* Outskirts of Durham \*\* Good Local Primary School & Good Commuting Road Links \*\* Ideal Starter or Family Home \*\* Good Further Potential \*\*

The floor plan comprises: entrance vestibule and inviting hallway, two large reception rooms, one of which has french doors to the rear courtyard garden, modern fitted kitchen with integral fridge freezer, washing machine, oven and hob. There is also a rear lobby giving access to the rear and downstairs cloak/WC. The first floor has spacious split level landing which gives access to the modern bathroom/WC and three good size bedrooms. Outside the property has a rear enclosed courtyard style garden with double gated access.

We have been advised by the seller that there are two parking spaces outside of the rear garden gates, which also has potential for a garage or garden space subject to the usual consent.

Hallgarth View occupies a prominent position within the village of High Pittington, and is conveniently located for the local primary school, village hall and shop. A restaurant and pub are within walking distance with a Grade 1 listed church leading to rural footpaths and open fields. It lies within easy driving distance of Durham City Centre, where there are a comprehensive range of shopping, recreational facilities and amenities available. High Pittington is well placed for commuting purposes as it lies a short drive from the A(690) Durham to Sunderland Highway which provides good road links to other regional centres.

Council tax band A - Approx £1544pa

Tenure - Freehold

EPC rating D

















## GROUND FLOOR

Entrance Vestibule

Hallway

**Dining or Living Room**  
13'05 x 12'11 (4.09m x 3.94m)

**Living or Dining Room**  
14'04 x 13'02 (4.37m x 4.01m)

**Kitchen**  
18'02 x 6'07 (5.54m x 2.01m)

**Rear Lobby**

**WC**  
6'05 x 3'03 (1.96m x 0.99m)

## FIRST FLOOR

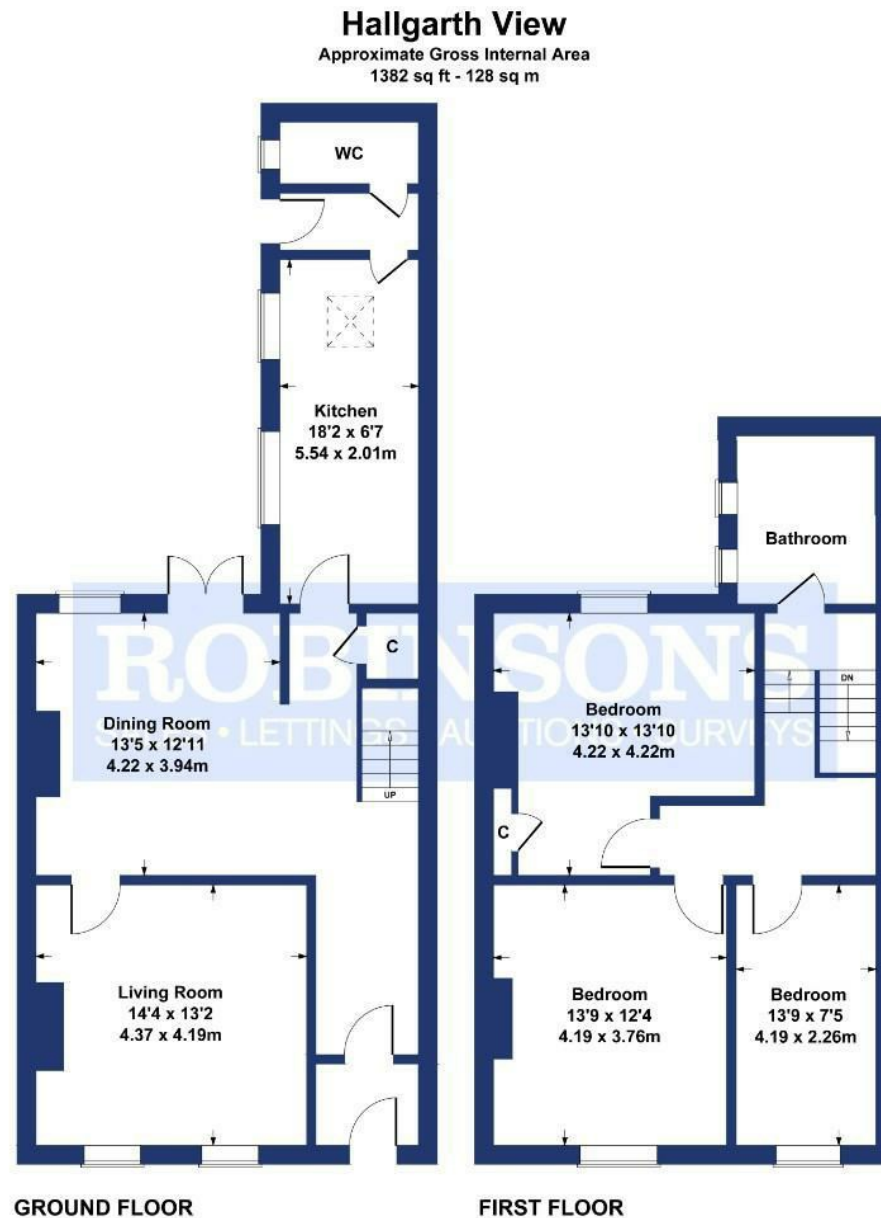
**Bedroom**  
13'09 x 12'04 (4.19m x 3.76m)

**Bedroom**  
13'10 x 13'10 (4.22m x 4.22m)

**Bedroom**  
13'09 x 7'05 (4.19m x 2.26m)

**Bathroom/WC**  
7'04 x 6'11 (2.24m x 2.11m)





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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.





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