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Dunelm Road, Thornley, DH6 3HY
2 Bed - House - Mid Terrace
O.I.R.O £69,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Dunelm Road

Thornley, DH6 3HY

Outskirts of Durham ** Ideal First Buy or Investment Buy-to-Let ** Good Size Rear Garden With Sunny Aspect & Possible Parking ** Good Road Links ** Village Amenities ** Upvc Double Glazing & GCH Via Combination Boiler **

The floor plan comprises; entrance hall, spacious open plan living and dining room, good sized kitchen, downstairs bathroom/WC. The first floor has two double bedrooms. Outside, the property has front and rear courtyard gardens with gated access with the added advantage of a garden over the rear service lane which also benefits a sunny aspect and possible parking.

Thornley is a charming village on the outskirts of Durham city, offering a semi rural lifestyle with excellent access to modern amenities and transport links. Located about five miles from both Durham city and Peterlee, the village has a rich mining heritage and a strong sense of community. Local shops, pubs, and the nearby Thornley Woodlands Centre provide a welcoming environment for families and nature lovers alike.

The village is well-served by schools, including Thornley Primary School, and nearby options like St. Godric's and Wheatley Hill Primary. For older students, Wellfield School and other respected secondary schools are just a short drive away.

Transport connections are convenient, with Durham railway station only 5.6 miles away, regular bus routes, and easy access to the A1(M). Ride-sharing services like Uber also operate locally.









Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Assumed Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains Metered

Sewerage – Mains

Heating – Gas Central Heating via combi

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.

Accessibility/Adaptations – Extended many years ago.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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