



**John Street North, Meadowfield, DH7 8RS**  
**3 Bed - House - Terraced**  
**O.I.R.O £142,000**

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# John Street North Meadowfield, DH7 8RS

Spacious & Upgraded \*\* Ideal Family or Starter Home \*\* Very Popular & Convenient Location  
\*\* Re-Fitted Kitchen \*\* Two Bathrooms \*\* Garage \*\* Replacement Upvc Double Glazed  
Windows \*\* GCH Via Replacement Combi Boiler \*\* Loft Conversion Potential \*\* Early Viewing  
Advised \*\*

The floor plan includes an entrance vestibule leading to a welcoming lounge with stairs to the first floor. The spacious kitchen and dining room features a central island, creating an excellent space for entertaining or family gatherings. A rear lobby provides access to the ground-floor wet room/WC and opens to the enclosed rear courtyard. Upstairs, the first floor comprises three bedrooms and a contemporary shower room/WC with a double walk-in shower. Outside, the property boasts a private rear courtyard garden with gated access and direct entry to the garage, offering ample space for storage or a workspace.

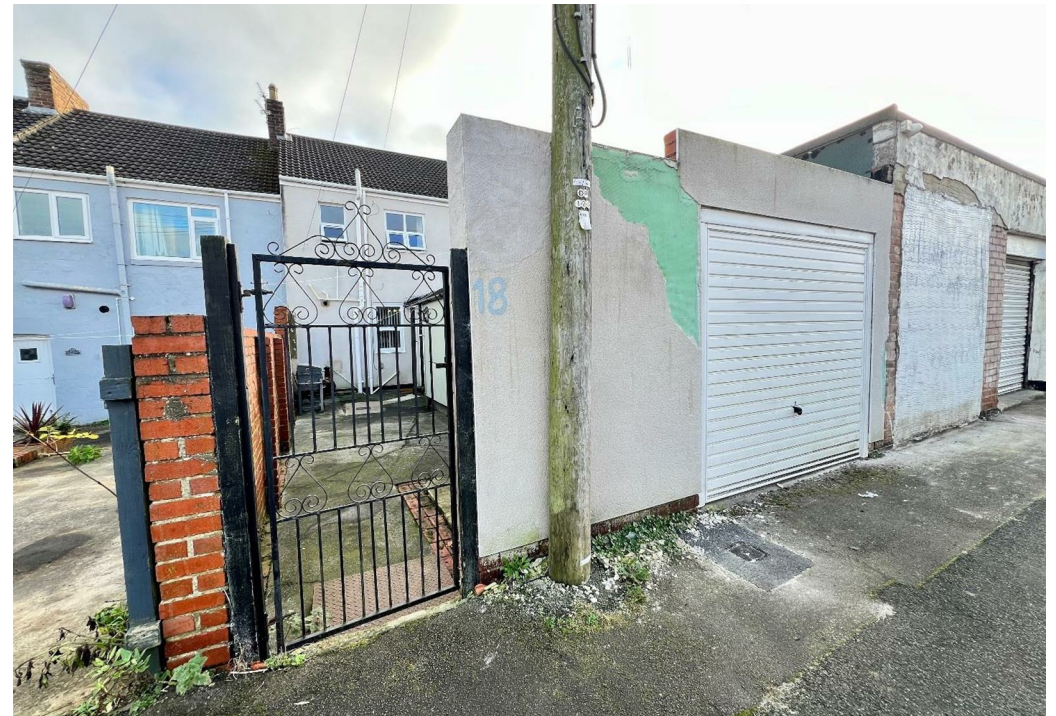
Meadowfield, situated just a few miles from Durham City, offers a balance of suburban convenience and community charm, making it a popular choice for potential buyers. The area is well-served by a variety of local amenities, including shops, supermarkets, cafes, and pubs, providing everything needed for day-to-day living. Families benefit from access to nearby schools and recreational facilities, such as parks and sports grounds, ideal for leisure and outdoor activities.

Meadowfield is well-connected, with regular bus services to Durham City and surrounding areas, as well as easy access to major roads like the A690 and A1(M), making it convenient for commuters. The nearby city centre offers additional amenities, including vibrant shopping, dining, and cultural attractions, while the surrounding countryside provides opportunities for walking, cycling, and enjoying nature.











## **GROUND FLOOR**

### **Entrance Vestibule**

### **Lounge**

16'03 x 15'04 (4.95m x 4.67m)

### **Kitchen Diner**

16'11 x 15'04 (5.16m x 4.67m)

### **Rear Lobby**

### **Wet Room**

5'06 x 4'08 (1.68m x 1.42m)

### **Garage/Store**

## **FIRST FLOOR**

### **Bedroom**

15'03 x 10'0 (4.65m x 3.05m)

### **Bedroom**

15'07 x 7'05 (4.75m x 2.26m)

### **Bedroom**

12'06 x 8'08 (3.81m x 2.64m)

### **Shower Room/WC**

10'0 x 6'06 (3.05m x 1.98m)

### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 49 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

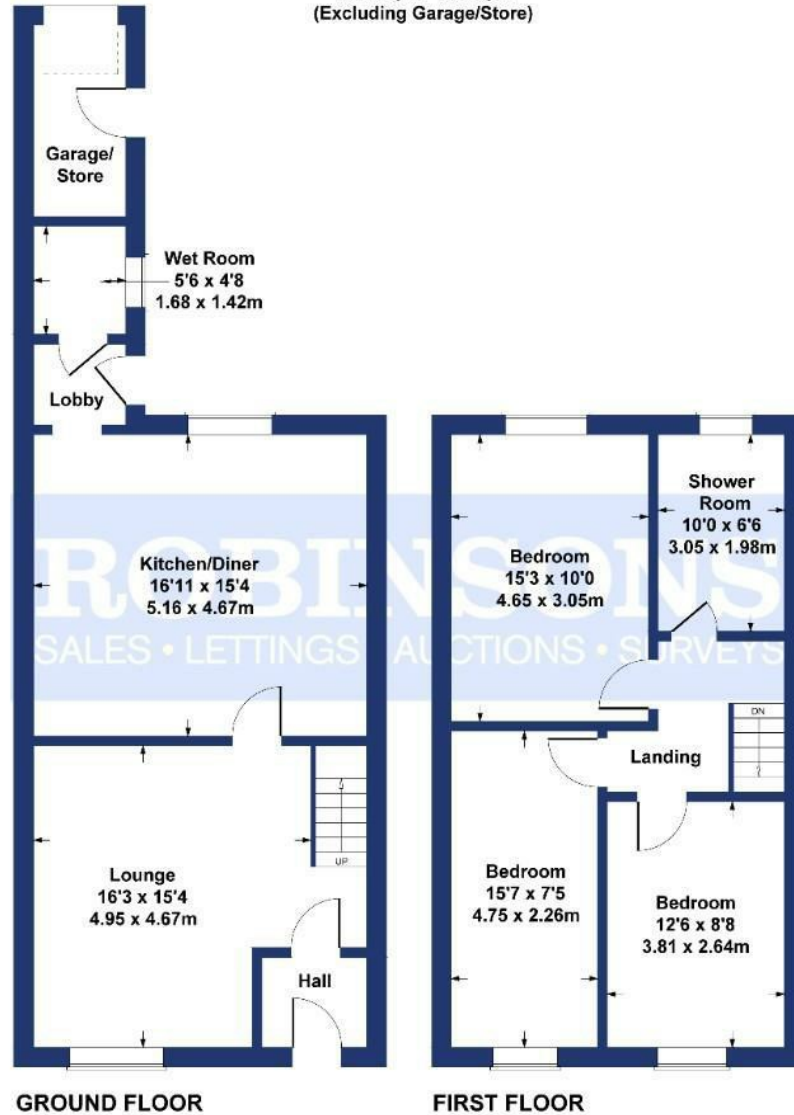
Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: E

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.

# John Street North

Approximate Gross Internal Area  
1104 sq ft - 103 sq m  
(Excluding Garage/Store)



**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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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.

