


**Nevilles Cross Bank, DH1 4JP**
**2 Bed - House - Terraced**
**O.I.R.O £189,950**

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**Ideal for Professionals or Investment ** Spacious Layout ** Convenient & Popular Location ** Enclosed Courtyard Garden ** Early Viewing Advised ****

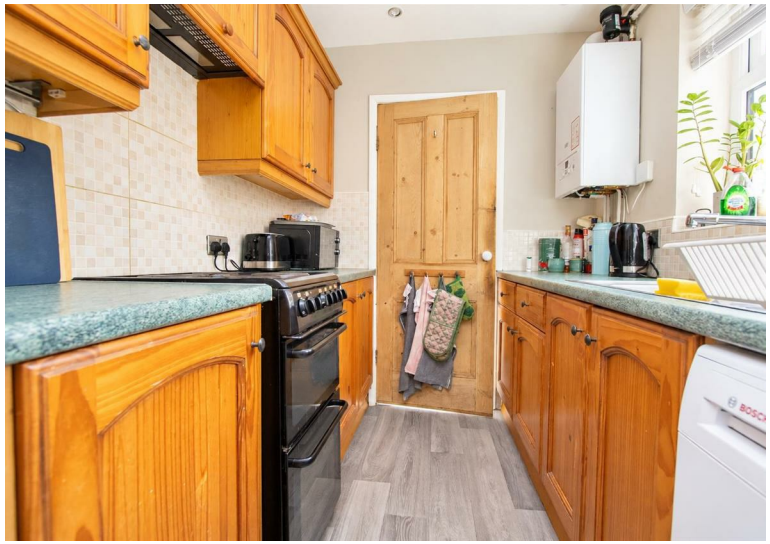
**The accommodation briefly comprises an entrance hallway, a comfortable lounge, separate dining room, kitchen, rear lobby and bathroom/WC. To the first floor are two well-proportioned double bedrooms, offering spacious and versatile accommodation. Externally, the property benefits from a pleasant enclosed courtyard to the rear, providing an attractive outdoor space for relaxing or entertaining.**

**Neville's Cross is a highly desirable residential area situated just west of Durham City Centre, offering an excellent balance of convenience, accessibility and established community surroundings. The area enjoys excellent transport connections, with the nearby A167 providing convenient access to surrounding towns and cities, both north and south. Durham railway station is located less than a mile away, offering regular rail services to destinations throughout the UK, making the location particularly appealing to commuters.**

**A selection of well-regarded educational facilities is available nearby, including Neville's Cross Primary School and Nursery, St Margaret's C of E Primary School and Durham Johnston Comprehensive School, making the area an attractive choice for families. Everyday amenities are also within easy reach, including local shops, a Sainsbury's supermarket, healthcare facilities and a variety of services. Residents can also enjoy nearby parks and green spaces, providing opportunities for walking, recreation and outdoor leisure.**

**Combining a popular residential setting with excellent access to Durham City Centre, transport links and local amenities, Neville's Cross remains a sought-after location appealing to a wide range of buyers.**







## Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039pa
Tenure: Freehold
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
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 – 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.





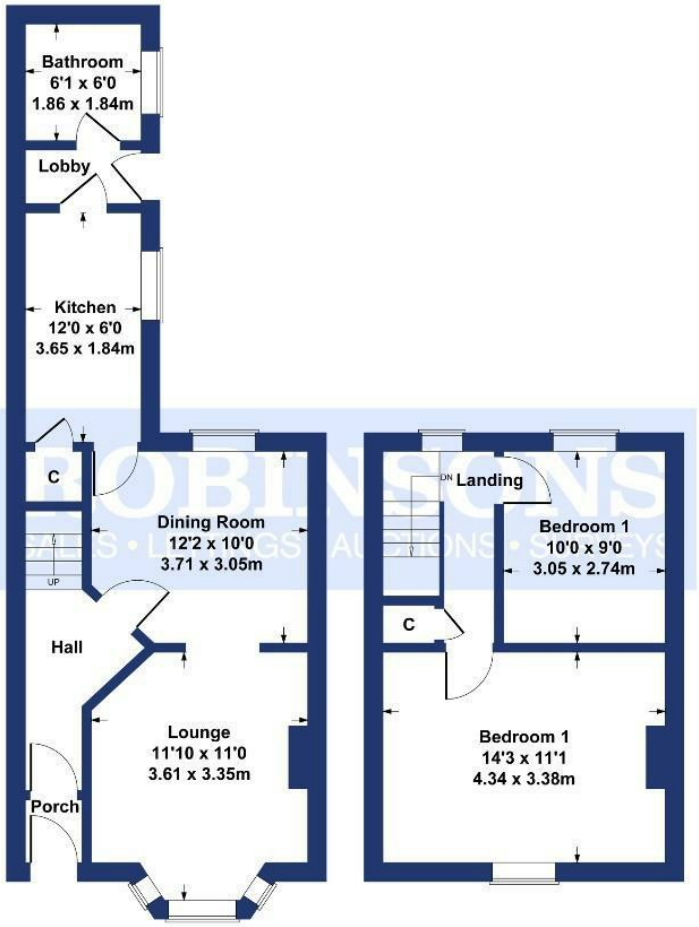






# Aberlarde

Approximate Gross Internal Area
775 sq ft - 72 sq m

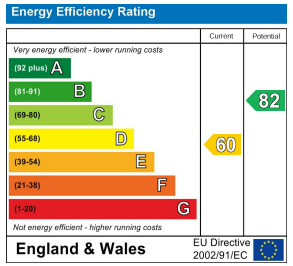



GROUND FLOOR FIRST FLOOR

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




Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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