



Baliol Square, Merryoaks, DH1 3QH
3 Bed - House - Semi-Detached
£300,000

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Baliol Square

Merryoaks, DH1 3QH

Presented to the market is this seldom available, extended, and well-maintained three-bedroom semi-detached family home, located in the highly sought-after Merryoaks area of Durham. The property boasts a stunning private garden that backs onto woodland.

Merryoaks is celebrated for its picturesque surroundings, excellent local amenities, and close proximity to Durham City Centre, making it an attractive area for families seeking quality schooling and professionals alike.

This home is offered to a high standard throughout and benefits from UPVC double glazing and gas-fired central heating via a combination boiler.

The accommodation comprises: entrance hallway, downstairs WC, a welcoming lounge with a walk-in bay window and feature fireplace, a dining area with French doors leading to the rear garden, a spacious kitchen, rear lobby, and access to the garage.

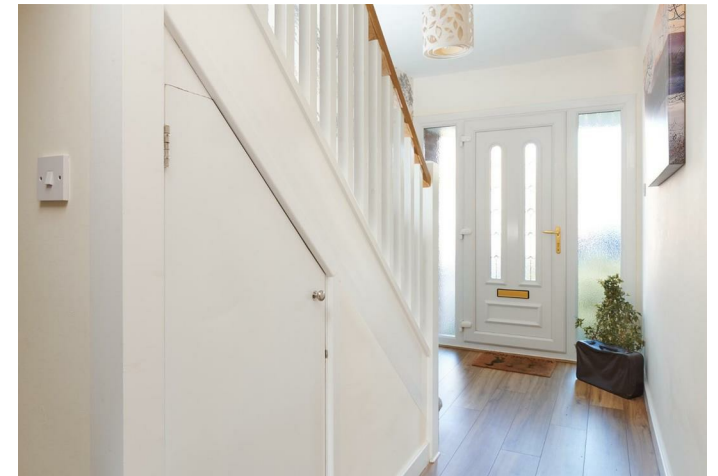
On the first floor, there are two double bedrooms and a generously sized single bedroom, along with a bathroom with a white suite and a separate WC.

Externally, the property features a front garden, driveway, and garage. To the rear, there is a wonderfully private garden with a raised decked area. An additional piece of garden, situated behind the fencing near the trees, was purchased from the Coal Board many years ago.

Early viewing is highly recommended for what is sure to be an incredibly popular home.

Baliol Square is ideally situated on the outskirts of Durham City Centre, offering convenient access to a variety of shopping, recreational facilities, and amenities. Located next to the A167 Highway, it provides excellent road connections to the North and South, including Chester-le-Street, Newcastle, and Gateshead. Additionally, it is close to quality schools, bus routes, and Durham train station.

NB: The seller has also informed us that plans for a double-storey extension were drawn up in 2014 and then permission granted but may now have lapsed. This can be viewed on the Durham Council planning portal.













GROUND FLOOR

Hallway

Downstairs WC

Lounge

13'1" x 12'1" into bay (4 x 3.7 into bay)

Dining Area

13'9" x 10'5" (4.2 x 3.2)

Kitchen

14'1" x 12'5" max (4.3 x 3.8 max)

Rear Lobby

Garage

FIRST FLOOR

Landing

Bedroom

12'9" x 10'5" (3.9 x 3.2)

Bedroom

11'9" x 11'1" (3.6 x 3.4)

Bedroom

9'6" x 7'6" (2.9 x 2.3)

Bathroom

6'6" x 6'2" (2 x 1.9)

Separate WC

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 71 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: D

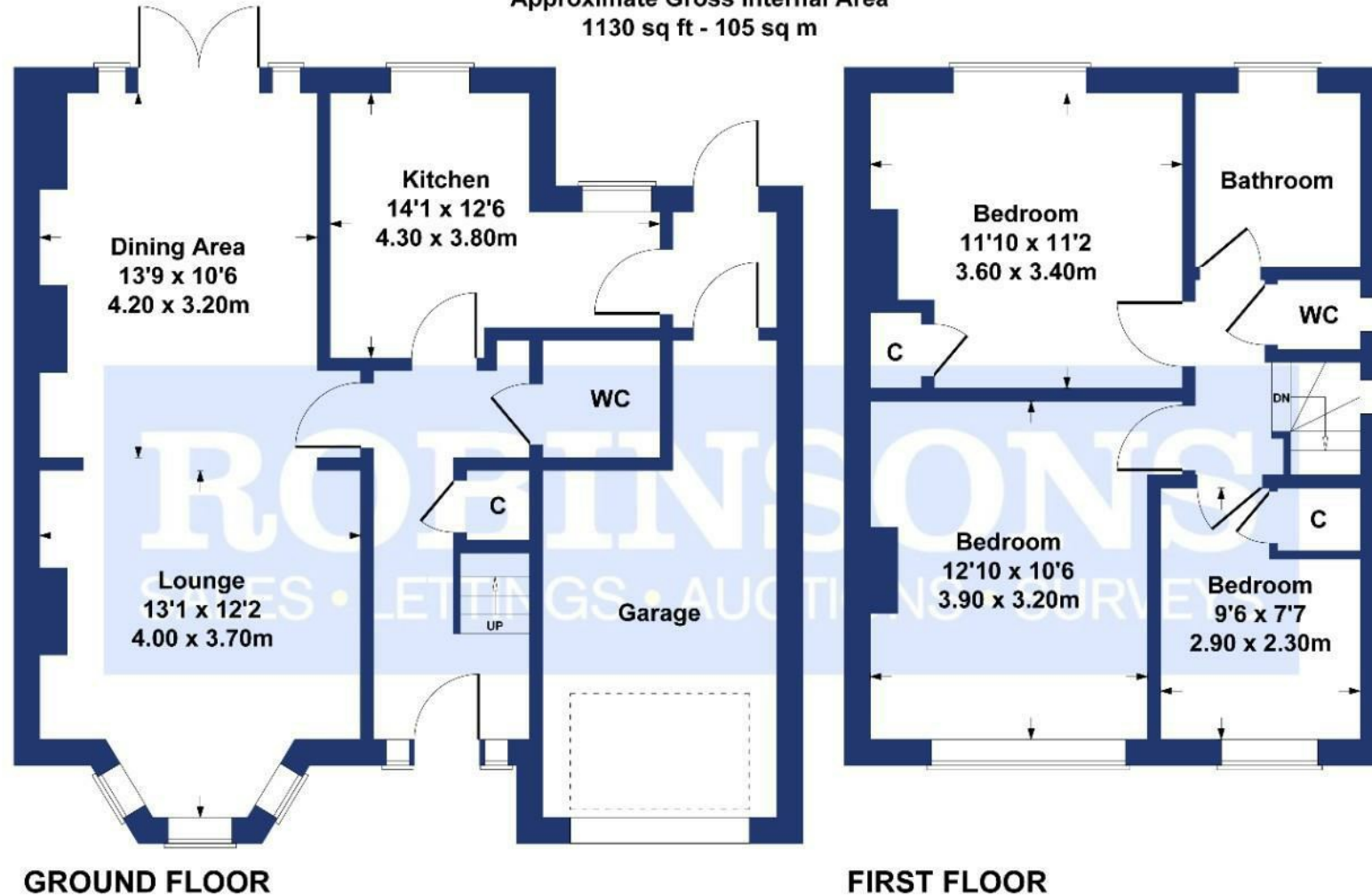


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Baliol Square

Approximate Gross Internal Area
1130 sq ft - 105 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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







