

Ellam Avenue, Nevilles Cross, DH1 4PG
3 Bed - House - Semi-Detached
£375,000

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Ellam Avenue
Nevilles Cross, DH1 4PG

Stunning Rear Garden With Private & Southerly Aspect ** Extended Floor Plan ** Walking Distance to Durham City ** Prime Location ** Good Schooling Close By ** Access to Major Road & Transport Links ** Driveway Parking ** Double Glazing & GCH ** Early Viewing Advised **

Presented to the market is this seldom available, extended, and well-maintained three-bedroom semi-detached family home, located in the highly sought-after Nevilles Cross area of Durham.

The extended floor plan comprises; an inviting entrance hallway, comfortable lounge, convenient cloak/WC, stunning open plan family living kitchen and dining area. This centre piece of the home is ideal for relaxing, entertaining or family gatherings, and flows out the rear garden. The first floor has three bedrooms and a family bathroom/WC fitted with a modern white suite. Externally the property has gardens to the front and rear. To the front there is a lawned garden and driveway to the side of the property giving off street car parking. The rear garden, which is of a good size, has lawned and patio areas, enjoys a high degree of privacy and a southerly aspect.

Ellam Avenue 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.












BOSCH



















GROUND FLOOR

Hallway

Lounge
12'11" x 12'1" (3.96 x 3.69)

Open Plan Family Living, Kitchen, Dining Room
20'10" x 20'1" (6.36 x 6.13)

WC

FIRST FLOOR

Bedroom
12'2" x 12'1" (3.73 x 3.69)

Bedroom
11'8" x 11'3" (3.56 x 3.43)

Bedroom
8'5" x 6'8" (2.57 x 2.05)

Bathroom/WC
7'9" x 4'0" (2.37 x 1.23)

Agent Notes
Council Tax: Durham County Council, Band D - Approx. £2622 p.a
Tenure: Freehold
Estate Management Charge – No

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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
Probate – NA
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.
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.



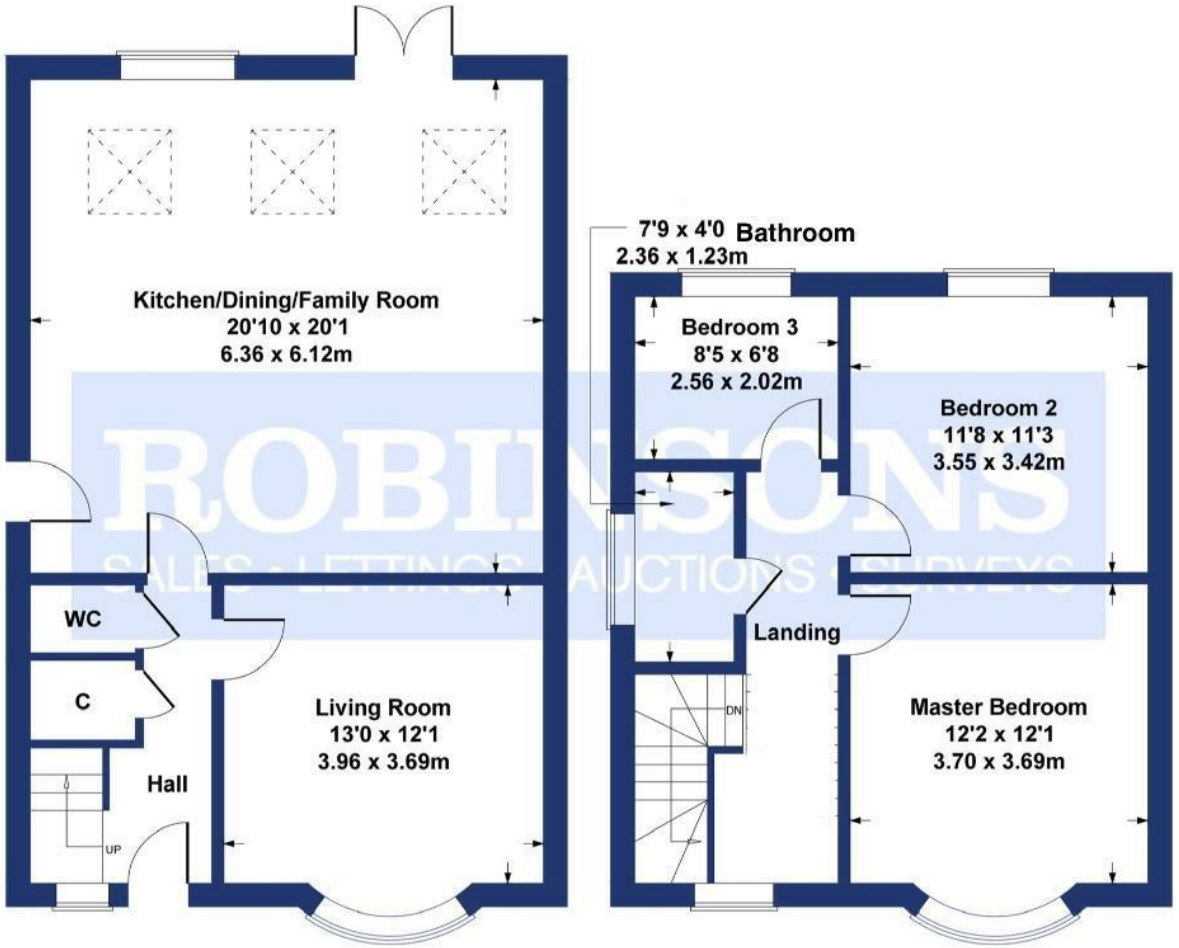






Ellam Avenue

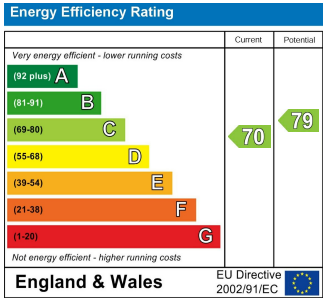
Approximate Gross Internal Area
1195 sq ft - 111 sq m



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 services.



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