



Burnip Road, Murton, SR7 9EG  
3 Bed - House - Semi-Detached  
£60,000

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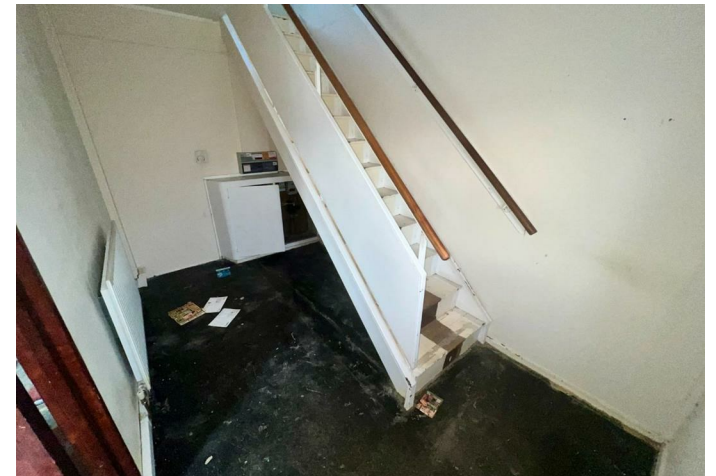
## Burnip Road Murton, SR7 9EG

No Upper Chain \*\* Outskirts of Durham \*\* Gardens \*\* Double Glazing & GCH \*\* Good Road Links & Local Amenities \*\*

The floor plan comprises; entrance hallway, lounge, kitchen, dining room, rear lobby and WC. The first floor has three bedrooms and bathroom/WC. Outside, there are good sized gardens.

Note - The property is prefabricated steel-framed construction, and any purchaser looking to mortgage will need to check with their provider. A survey would be required to clarify the specifics regarding the steel/make-up of the construction.

Murton is a well-established County Durham village offering a strong sense of community alongside excellent everyday convenience. The village benefits from a range of local amenities including shops, pubs, takeaways and community facilities, while the nearby Dalton Park Outlet & Outdoors provides a major lifestyle draw with high-street brands, cafés, restaurants, a cinema and open green spaces all close at hand. Murton is well placed for outdoor enjoyment, with surrounding countryside and walking routes ideal for leisure and dog walking, yet it remains highly accessible for commuters. The village is conveniently located near the A19, giving straightforward road access to Sunderland, Durham, Newcastle and Teesside, while regular bus services connect Murton with surrounding towns and villages. Rail links are available from nearby stations, providing further access across the North East. Overall, Murton appeals to buyers seeking a friendly village atmosphere with strong transport links and a wide range of amenities close by.



















## GROUND FLOOR

### Hallway

### Lounge

13'9 x 12'1 (4.19m x 3.68m)

### Dining Room

10'3 x 8'8 (3.12m x 2.64m)

### Kitchen

10'5 x 8'8 (3.18m x 2.64m)

### Rear Lobby

### W C

## FIRST FLOOR

### Bedroom

12'1 x 12'0 (3.68m x 3.66m)

### Bedroom

13'5 x 8'8 (4.09m x 2.64m)

### Bedroom

9'2 x 8'7 (2.79m x 2.62m)

### Bathroom/WC

7'1 x 5'6 (2.16m x 1.68m)

### Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Tenure: Freehold

Property Construction – Non-Standard, BISF construction but a survey would be required in relation specifics regarding the steel/make-up of the construction

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

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 that we are aware of.

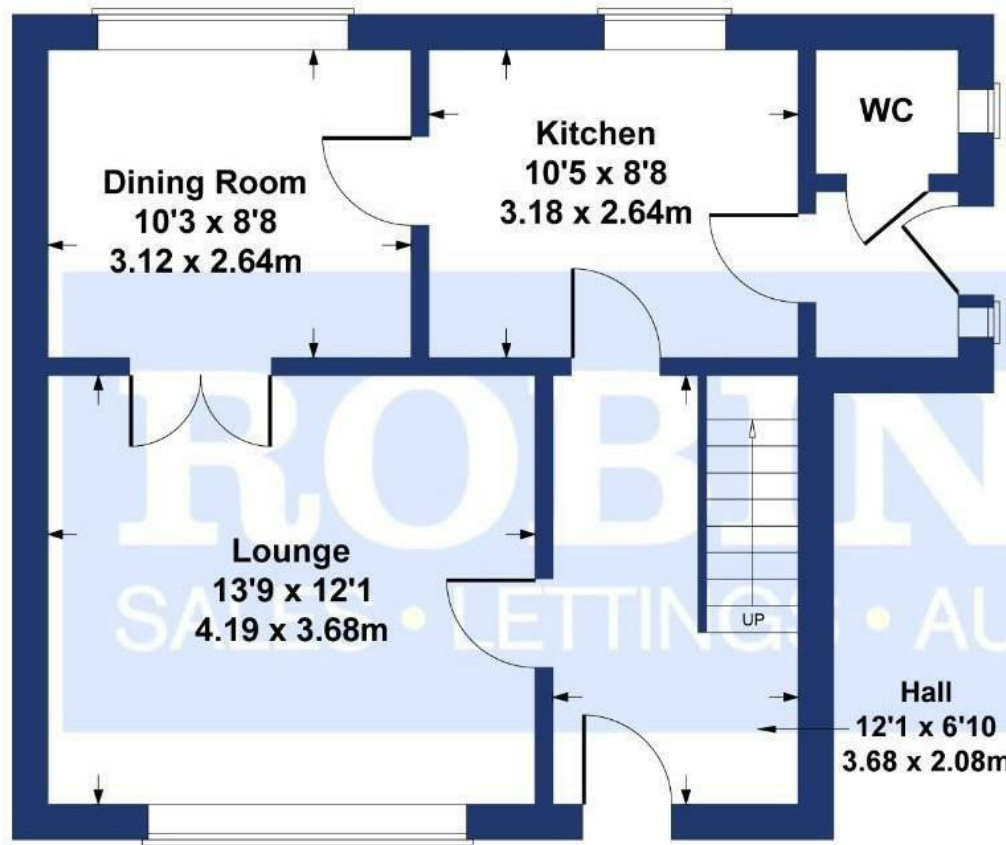
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

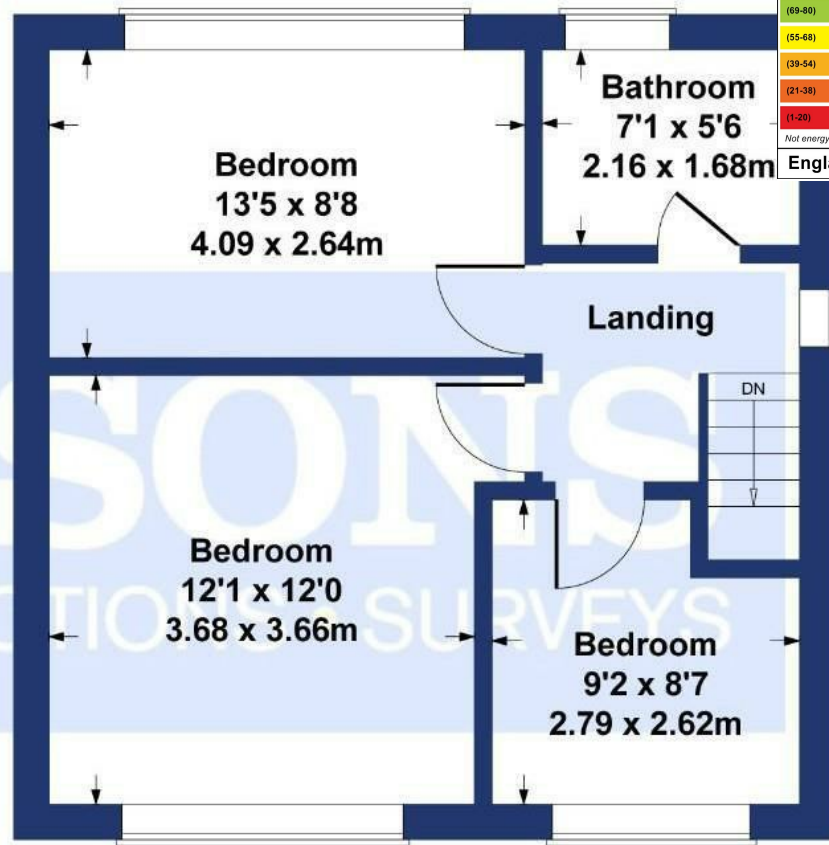
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Approximate Gross Internal Area  
939 sq ft - 87 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	62	69
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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