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Neil Crescent, Quarrington Hill, DH6 4QX
2 Bed - House - Semi-Detached
O.I.R.O £115,000

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Neil Crescent Quarrington Hill, DH6 4QX

This stunning property with no chain, ideal for a first-time buyer or young family, is pleasantly situated on the outskirts of Durham City and enjoys beautiful rear views over the surrounding countryside. Well-presented throughout, the home benefits from uPVC double glazing and gas central heating via a combination boiler, along with a modern kitchen and bathroom. The accommodation briefly comprises an entrance hallway leading into a comfortable, light and airy lounge with space for a small dining table and chairs. To the rear, a stylish fitted kitchen offers additional space for a breakfast table or bar and features French doors opening onto a raised decked patio area, perfectly positioned to take in the scenic views.

Upstairs, there are two well-proportioned double bedrooms and a contemporary bathroom/WC fitted with an over-bath shower. Externally, the property occupies a pleasant position with enclosed gardens to both the front and rear. The front garden is fence-enclosed and provides a seating area, while the rear boasts a private, tiered garden with patio areas and attractive countryside views, ideal for relaxing or entertaining.

Located in the charming village of Quarrington Hill, the property offers a peaceful rural lifestyle while remaining conveniently close to local amenities and larger shopping and leisure facilities in nearby towns. The surrounding countryside provides excellent opportunities for walking and cycling, particularly around the scenic Cassop Vale Nature Reserve. With good road links via the A181 and regular bus services offering easy access to Durham City and beyond, this property combines village charm with practical connectivity, making it a highly desirable home.







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Agents Notes

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

Tenure: Freehold

Estate Management Charge – NA

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

Selective licencing area – Yes

Probate – In process

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 – check with seller

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

Accessibility/Adaptations – any alterations or conversions etc.

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.

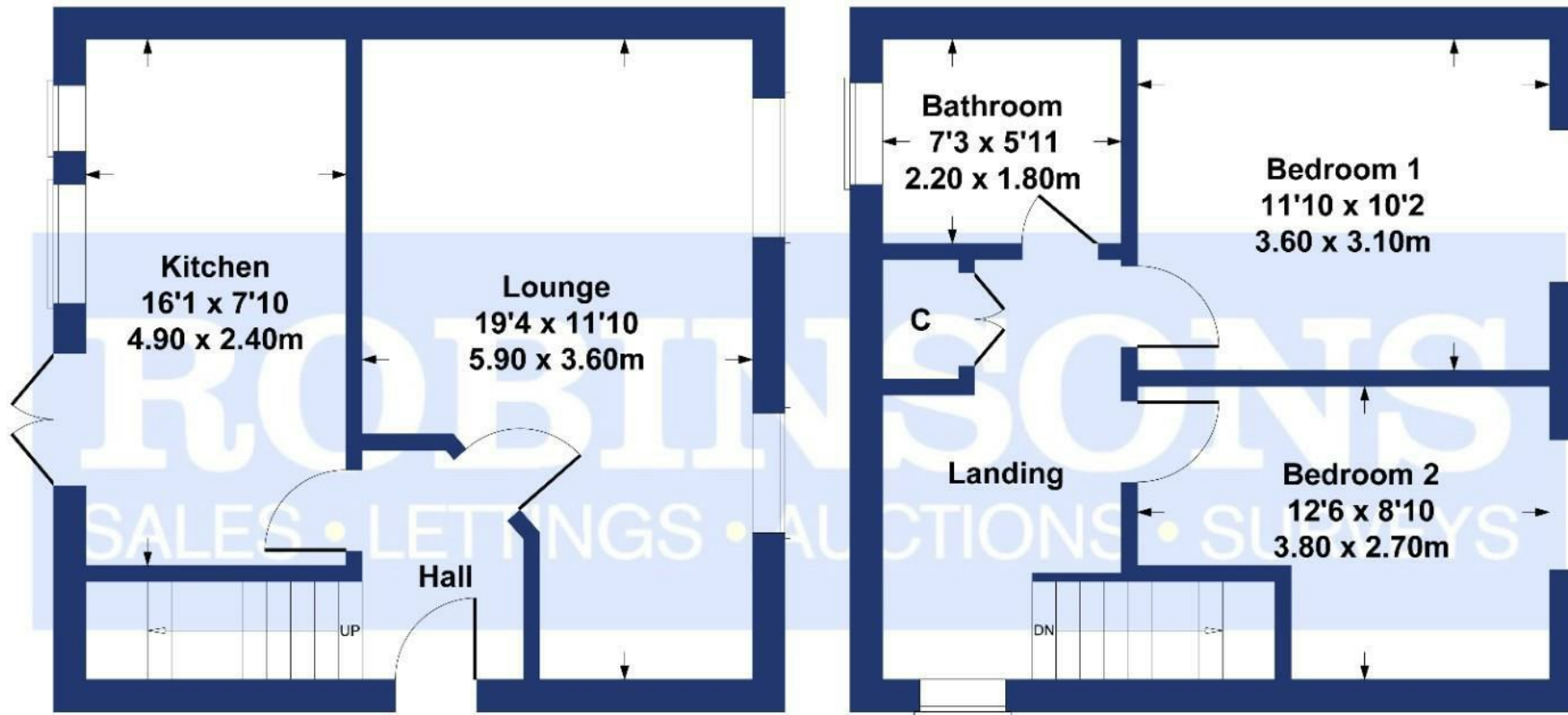
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Neil Crescent

Approximate Gross Internal Area
786 sq ft - 73 sq m

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		EU Directive 2002/91/EC



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.

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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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