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Hessewelle Crescent, Haswell, DH6 2EQ  
2 Bed - House - Semi-Detached  
O.I.R.O £65,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

# Hessewelle Crescent

## Haswell, DH6 2EQ

No Chain \*\* Shared Drive with Parking Space \*\* Detached Garage and Workshop \*\* Gardens \*\* Ideal Starter Home or Investment \*\* Village Location Outskirts of Durham \*\* Double Glazing & GCH Via Back Boiler \*\* Good Road Links \*\*

The property offers well-planned accommodation comprising an entrance lobby, a comfortable lounge, and a spacious kitchen/dining room with direct access to the rear garden. To the first floor are two generously sized double bedrooms and a family bathroom/WC.

Externally, the property benefits from gardens to both the front and rear. A shared driveway to the front provides access to the rear, where there is off-street parking, a detached garage, and a useful workshop.

Haswell is a picturesque village in County Durham, offering a semi rural lifestyle with excellent connectivity. Located just six miles from Durham city and close to Sunderland, it provides easy access to shops, restaurants, and cultural attractions. There are a range of local amenities with larger retail options nearby. Transport links are strong, with railway stations at Horden, Seaham, and Durham, plus the A1 motorway just eight miles away. Families benefit from nearby schools such as Our Lady of Lourdes Primary and Easington Academy. With a rich mining history, scenic cycling routes, and a welcoming community, Haswell is ideal for those seeking countryside charm with modern convenience.









### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating via back boiler

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 known

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

Accessibility/Adaptations – none known

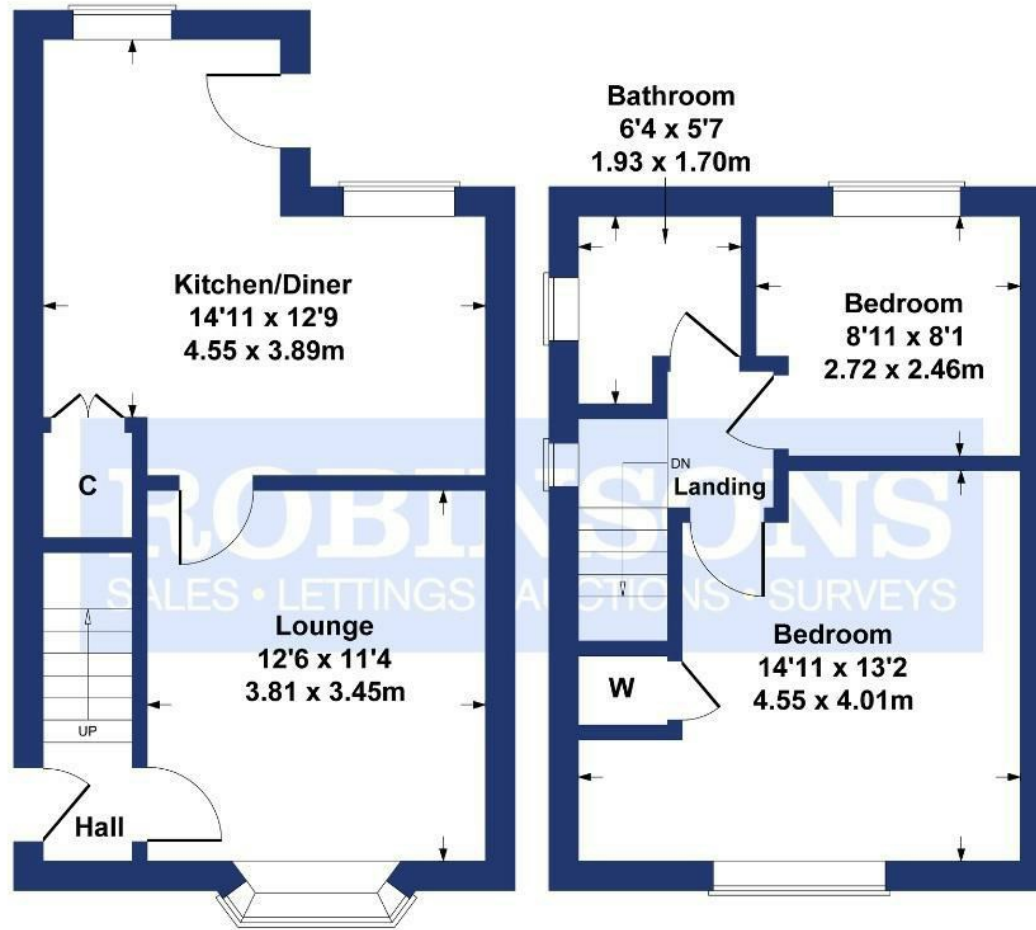
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Hessewell Crescent

Approximate Gross Internal Area  
702 sq ft - 65 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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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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