



St. Georges Way, Mount Oswald, DH1 3WE
4 Bed - House - Semi-Detached
Offers Over £399,950

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St. Georges Way Mount Oswald, DH1 3WE

No Upper Chain ** Sold With Contents ** Larger Style Home ** Sunny Rear Aspect **
Detached Garage with Large Driveway ** Very Popular Location ** Must Be Viewed **

Upon entering, you're greeted by a spacious hallway with a WC. The open-plan kitchen/dining area features modern units with contrasting countertops, a selection of integrated appliances, breakfast bar and French doors to the rear garden. A utility room offers space for laundry appliances and extra storage, whilst the living room is a comfortable space for relaxation.

Upstairs, the first floor hosts two bedrooms—the master with dressing area having fitted wardrobes and an en-suite shower room - plus a main bathroom. The second floor offers two additional bedrooms with a shared shower room and storage on both landings.

Outside, the rear garden enjoys a sunny aspect and boasts lawn and patio areas - ideal for outdoor entertaining. The property is pleasantly situated, with ample parking provided by a long driveway and a detached garage.

This newly constructed estate boasts an unparalleled location, just 2 miles to the South of Durham City. The city itself is renowned for its breath-taking world heritage castle and cathedral complex, charming cobbled streets, and a plethora of restaurants, hotels, and shopping opportunities. The meandering River Wear adds to the city's charm, offering delightful walking routes, and the surrounding area is blessed with abundant green spaces and parks. For those seeking a cosy local spot, the nearby pub, The Duke of Wellington, provides a welcoming atmosphere. Families will find the house ideally situated within the catchment area for two reputable schools, Johnston and St. Leonards. Additionally, the property is within walking distance of the private schools, Durham School and Durham High School for Girls, both known for their excellent educational standards. This combination of a prime location and access to quality education makes this property truly exceptional.











GROUND FLOOR

Hallway

WC

4'10 x 3'2 (1.47m x 0.97m)

Lounge

17'9 x 10'6 (5.41m x 3.20m)

Kitchen Diner

17'9 x 8'11 (5.41m x 2.72m)

Utility Room with store

5'6 x 5'9 (1.68m x 1.75m)

FIRST FLOOR

Bedroom with dressing area

17'9 x 10'9 (5.41m x 3.28m)

En-Suite

7'2 x 4'6 (2.18m x 1.37m)

Bedroom

10'11 x 9'9 (3.33m x 2.97m)

Bathroom/WC

6'6 x 6'2 (1.98m x 1.88m)

SECOND FLOOR

Bedroom

13'10 x 9'10 (4.22m x 3.00m)

Bedroom

11'3 x 17'9 (3.43m x 5.41m)

Shower Room/WC

7'11 x 5'4 (2.41m x 1.63m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Energy Rating: B

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	94
(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

St George's Way

Approximate Gross Internal Area
1345 sq ft - 125 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.

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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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