



Crossgate Peth, Durham City, DH1 4PZ
5 Bed - House - Terraced
Starting Bid £225,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Crossgate Peth

Durham City, DH1 4PZ

No Chain ** Very Rare Opportunity ** Period Style Terrace ** Prime Location ** Fabulous Potential **

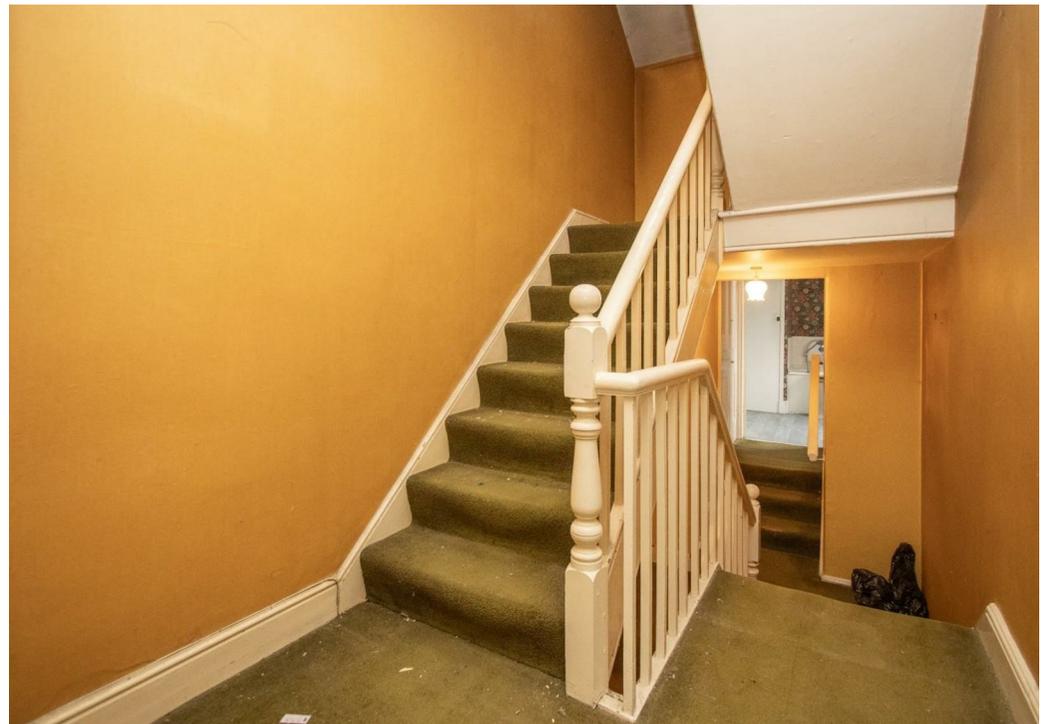
* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £225,000 * Buyers Premium applies please see full details for information *

Positioned in the charming area of Crossgate Peth in Durham City, this period terraced house presents an exciting opportunity for those looking to create their dream home. With a generous layout spread over three floors, the property has an inviting hallway, two large reception rooms, kitchen, Three good sized bedrooms, two further small bedrooms/study areas. There is also a main bathroom and WC.

While the property does require some upgrading, it is brimming with potential, allowing you to personalise and enhance it to your taste. The spacious floor plan provides a blank canvas for your creative vision, making it an ideal project for those with an eye for design.

Outside, the property features gardens and is within walking distance to all Durham has to offer. The prime location in the heart of Durham City ensures that you are never far from local amenities, schools, and transport links, making it a convenient choice for families and professionals alike.

This property is not just a house; it is a place where memories can be made and cherished for years to come. With its fantastic potential and desirable location, this terraced home is a rare find in the market. Don't miss the chance to transform this property into a stunning residence that reflects your personal style.









Agent Notes

Council Tax: Durham County Council, Band E - Approx. £3118p.a

Tenure: Freehold

Estate Management Charge – No

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 – No

Probate – NA

Rights & Easements – The property is located in an Article 4 and Conservation area

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 – Not 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

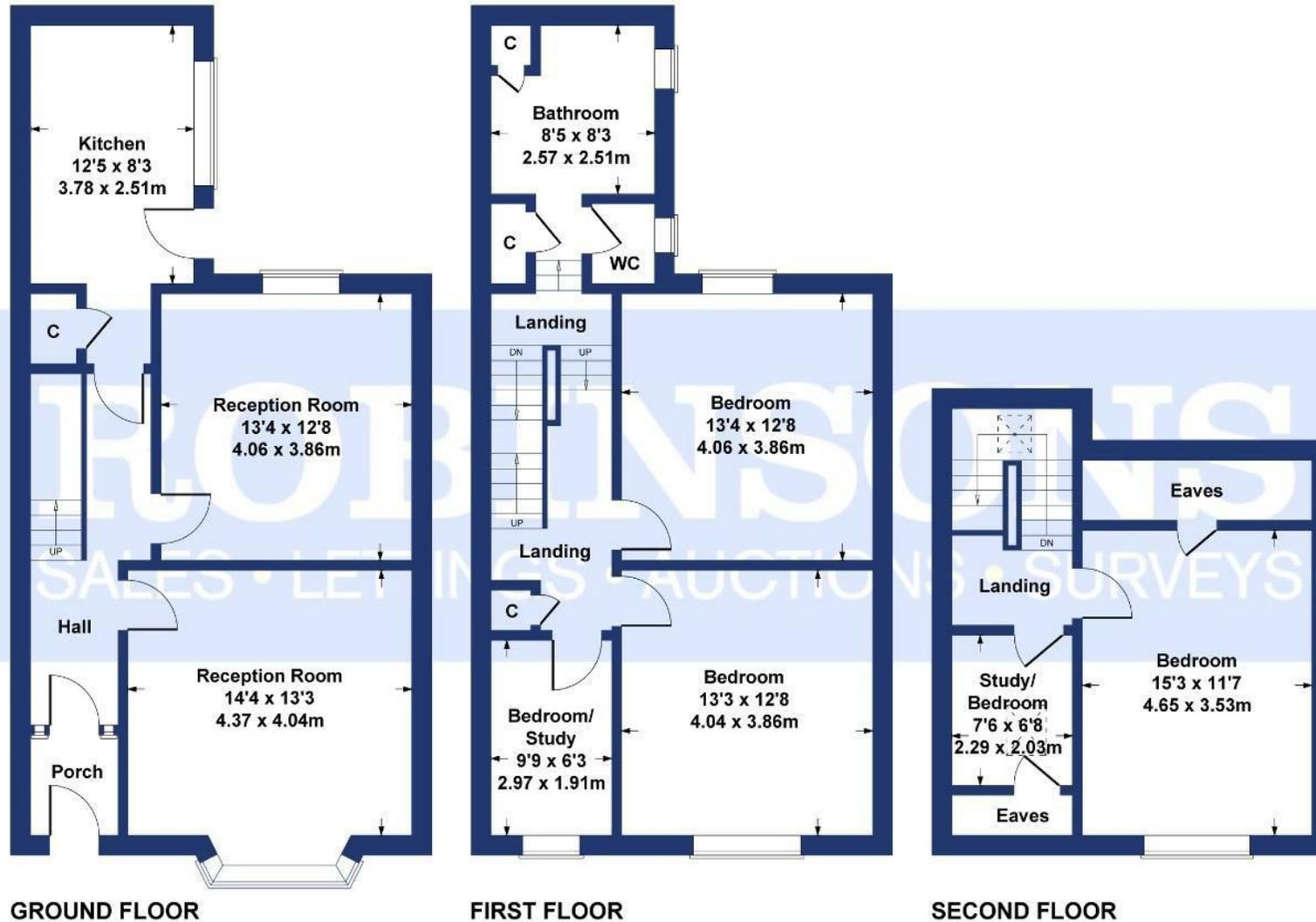
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Crossgate Peth

Approximate Gross Internal Area
1571 sq ft - 146 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. 2026

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-58)	D		
(9-34)	E		
(2-13)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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