



Ghyll Field Road, Framwellgate Moor, DH1 5HU  
3 Bed - House - Semi-Detached  
O.I.R.O £150,000

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**No Upper Chain \*\* Very Popular & Convenient Location \*\* South West Rear Aspect \*\* Upvc Double Glazing & GCH Via Combi \*\* Local Amenities & Road Links \*\* Outskirts of Durham \*\* Ideal First Buy, Family Home or Buy-to-Let \*\***

The property features an entrance porch and hallway, leading to an open-plan living and dining area with french doors to the rear garden. The kitchen is fitted with side door to the external. On the first floor, you'll find three bedrooms and bathroom/wc. Outside, there is a gravelled garden at the front and a low-maintenance, enclosed garden at the rear, facing South/West.

Situated approximately 3 miles north of Durham City Centre, the property stands in a well-regarded residential development renowned for its blend of convenience and comfort. Offering residents seamless access to an array of amenities, including comprehensive shopping outlets, recreational facilities, and essential services, this community serves as a haven for modern living.

Local conveniences such as nearby shops, schools, and the bustling Arnison Retail Park enhance the neighbourhood's appeal, catering to the diverse needs of its residents. Whether it's a quick grocery run, a leisurely shopping spree, or fulfilling educational requirements.

Moreover, for those commuting to work or exploring the surrounding areas, the property's strategic location proves advantageous. Just a short drive away lie the A(167) Highway and A1(M) Motorway, providing swift and efficient travel routes both north and south. This connectivity not only simplifies daily commutes but also opens up opportunities for exploration and adventure beyond the immediate vicinity.



**GROUND FLOOR**

**Hallway**

**Open Plan Lounge & Dining**

**Lounge**

12'6 x 12'5 (3.81m x 3.78m)

**Dining**

9'6 x 9'4 (2.90m x 2.84m)

**Kitchen**

9'6 x 8'10 (2.90m x 2.69m)

**FIRST FLOOR**

**Bedroom**

10'10 x 9'3 (3.30m x 2.82m)

**Bedroom**

11'2 x 10'10 (3.40m x 3.30m)

**Bedroom**

9'4 x 7'10 (2.84m x 2.39m)

**Bathroom/WC**

**Agent Notes**

- Electricity Supply: Mains
- Water Supply: Mains
- Sewerage: Mains
- Heating: Gas Central Heating
- Broadband: Basic 4 Mbps, Superfast 76 Mbps
- Mobile Signal/Coverage: Average
- Tenure: Freehold
- Council Tax: Durham County Council, Band A - Approx. £1621 p.a
- Energy Rating: C

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.





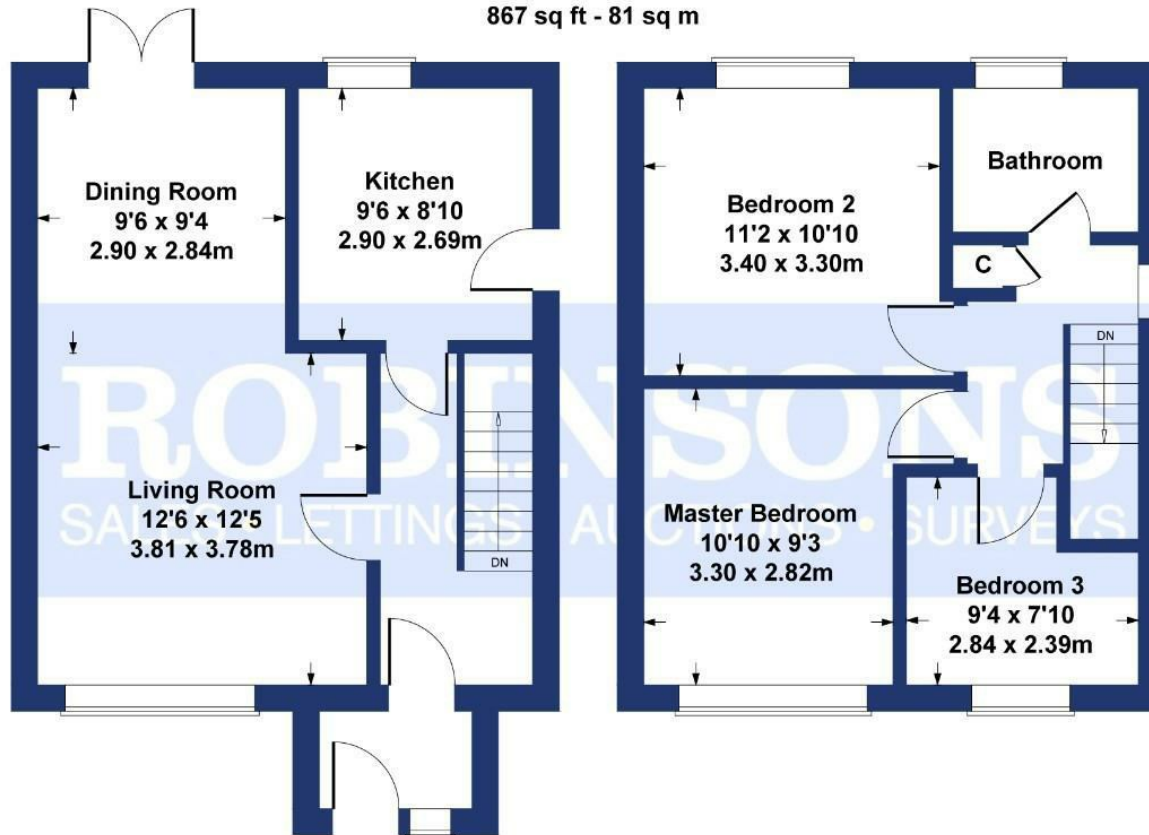






# Ghyll Field Road

Approximate Gross Internal Area  
867 sq ft - 81 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.