



York Crescent, Newton Hall, DH1 5QS
2 Bed - Bungalow - Semi Detached
Offers Over £159,995

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**** No Upper Chain ** Pleasant Cul-De-Sac Position ** Well Presented ** Modern Kitchen & Shower Room/WC ** ** Popular Location ** Gardens, Driveway and Garage ** Upvc Double Glazing & Gas Ducted Air Heating (Needs Replacing/Repaired) ** Early Viewing Recommended ****

The floorplan briefly comprises: entrance hallway, lounge, modern kitchen, two good sized bedrooms and shower room/wc. Externally the property occupies a pleasant cul-de-sac position with gravelled front garden, spacious driveway for parking, detached single garage and a good sized enclosed rear garden laid mainly to lawn.

Newton Hall is a popular residential development situated approximately 3 miles to the North of Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available. Local neighbourhood shops and schools are also available within the development itself, as well as the nearby Arnison Retail Park. It is well placed for commuting purposes being within a few minutes drive of the A(167) Highway and A1(M) Motorway which provide good road links to both North and South.

EPC rating D

Council tax B approx. £1714pa



Entrance Hallway

Lounge

17'10 x 12'0 (5.44m x 3.66m)



Bedroom

9'8 x 9'3 (2.95m x 2.82m)

Shower Room/WC

Kitchen

9'3 x 8'4 (2.82m x 2.54m)



EPC Rating D

Bedroom

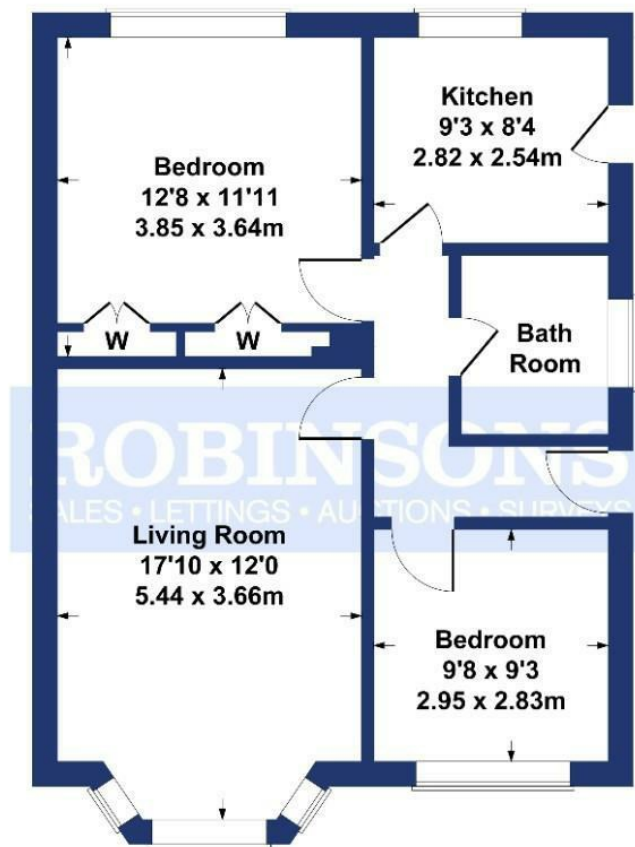
12'8 x 11'11 (3.86m x 3.63m)





York Crescent

Approximate Gross Internal Area
635 sq ft - 59 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. 2022

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	61	78
	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.