



Central Avenue, Meadowfield, DH7 8SE  
3 Bed - House - Semi-Detached  
£170,000

**ROBINSONS**  
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# Central Avenue Meadowfield, DH7 8SE

\* NO FORWARD CHAIN \*

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this beautifully presented three bedroom semi-detached house. The property should prove to be a fantastic family home, having spacious accommodation throughout, including a kitchen/dining room and three well proportioned bedrooms.

The house has recently undergone some improvement works, which include a newly fitted bathroom suite, decoration and new carpets. The property is warmed by gas central heating and has UPVC double glazed windows.

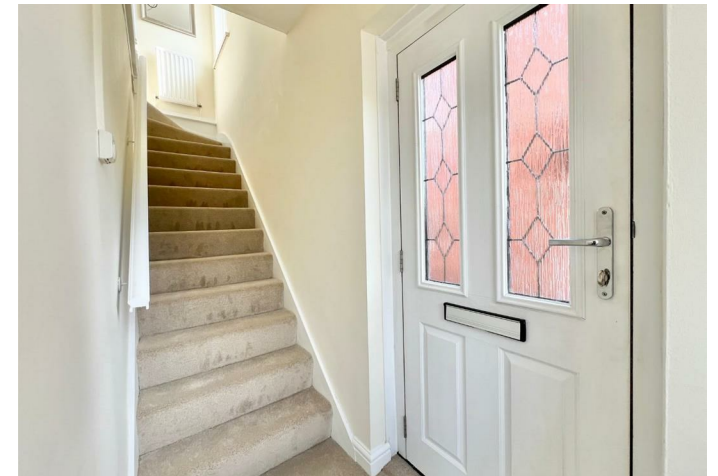
The internal accommodation comprises, entrance hallway, lounge with gas fired log burner style fire in inglenook. Spacious kitchen/dining room which is extensively fitted with a range of wall, base and drawer units with space for appliances and dining table, French doors giving access to the rear garden.

To the first floor there are three good sized bedrooms and a re-fitted bathroom with three piece suite, including mains shower over bath.

Outside the house has an enclosed garden to both front and rear, the rear being a generous size with patio and lawn area.

Central Avenue is conveniently located in Meadowfield, within close proximity of schooling, shopping amenities and bus links which give access to Durham City Centre.

Contact Robinsons for further information and to arrange an internal viewing.











## GROUND FLOOR

### Entrance Hall

### Lounge

15'4 x 12'9 (4.67m x 3.89m)

### Kitchen

18'5 x 10'9 (5.61m x 3.28m)

## FIRST FLOOR

### Bedroom

13'1 x 10'9 (3.99m x 3.28m)

### Bedroom

11'4 x 11'1 (3.45m x 3.38m)

### Bedroom

9'4 x 7'6 (2.84m x 2.29m)

### Bathroom

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Energy Rating: D



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.

# Central Avenue Meadowfield

Approximate Gross Internal Area  
884 sq ft - 82 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. 2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		61	76
		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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