



Dryburn Hill, Durham Moor, DH1 5AE
3 Bed - House - Semi-Detached
O.I.R.O £265,000

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Dryburn Hill

Durham Moor, DH1 5AE

Offered with no onward chain, this exceptional home presents a rare opportunity to acquire a stylish and characterful property in one of Durham's most desirable city-edge locations. Early viewing is highly recommended.

Occupying an enviable position on the fringe of Durham City Centre, this beautifully presented residence combines timeless character, elegant interiors and modern family living. Enjoying a peaceful pedestrianised frontage within a highly sought-after location, the property offers the perfect balance of tranquillity and convenience, with the University Hospital, mainline railway station and historic city centre all within easy walking distance.

The accommodation has been thoughtfully enhanced throughout, featuring painted timber flooring, decorative wall panelling and a range of stylish finishes. A welcoming entrance hall provides an impressive first impression, complete with bespoke storage and an understairs cupboard. The elegant lounge enjoys a charming semi-bay window and attractive feature fireplace, creating a warm and inviting living space. To the rear, a separate dining room opens directly onto the landscaped garden through patio doors, providing an ideal setting for entertaining. The spacious kitchen offers extensive worktop and storage facilities, complemented by a useful built-in pantry.

The first floor hosts three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom with fitted storage. These are served by a contemporary family bathroom featuring both a bath and separate shower enclosure.

Externally, the property occupies a generous plot with attractive gardens to both front and rear. The rear garden enjoys a high degree of privacy and features well-maintained lawns and paved seating areas, ideal for outdoor relaxation and entertaining. Additional benefits include gated access to a rear parking area, a single garage and three useful external storage rooms, including a larger workshop/store.





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Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a

Tenure: Freehold

Estate Management Charge – NA

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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

Selective licencing area – No

Rights & Easements – None known

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 – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

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.

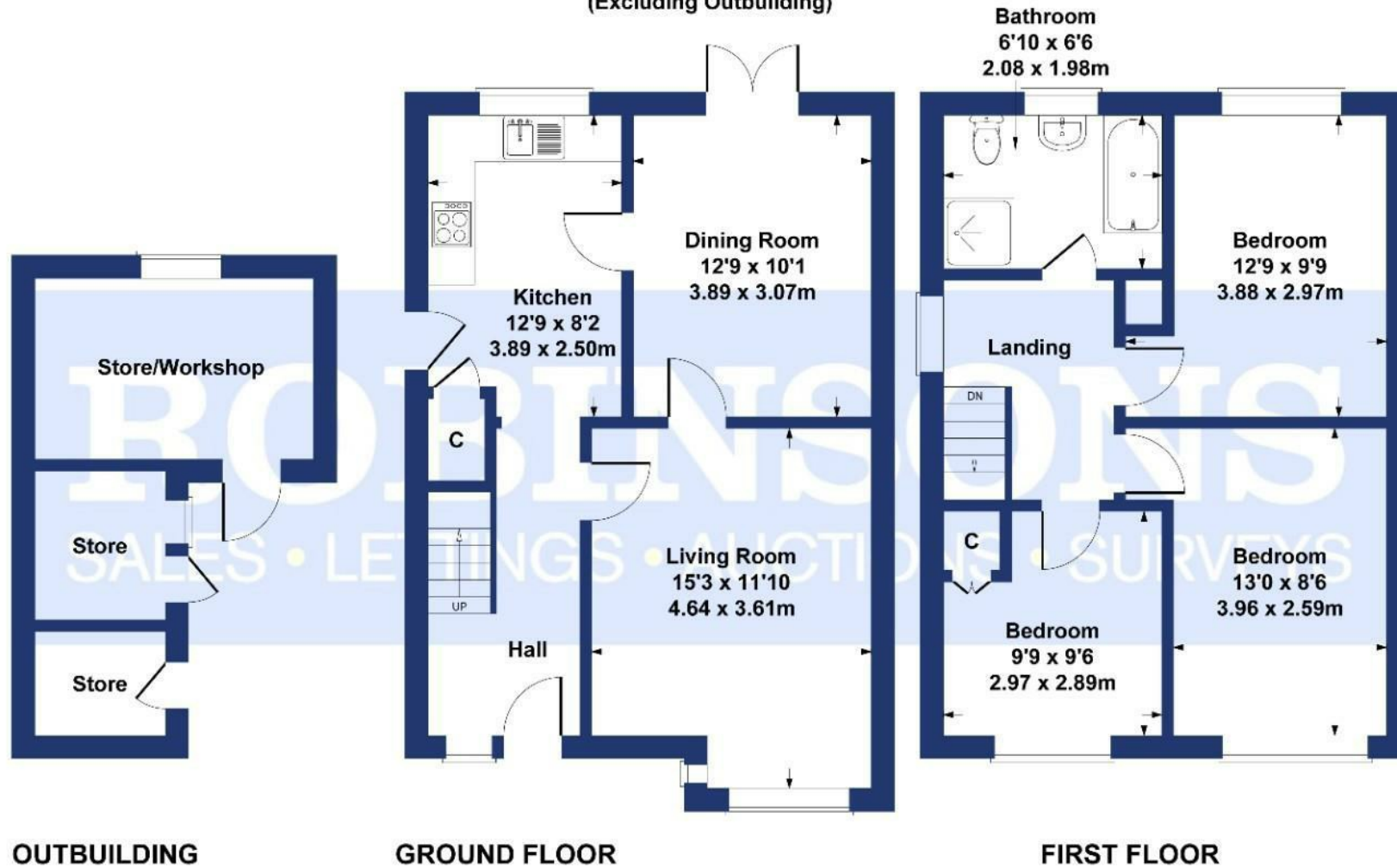
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Dryburn Hill

Approximate Gross Internal Area
1001 sq ft - 93 sq m
(Excluding Outbuilding)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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



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

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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