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Morley Crescent, Kelloe, DH6 4NP  
3 Bed - House - Semi-Detached  
O.I.R.O £104,950

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# Morley Crescent

## Kelloe, DH6 4NP

No upper chain and occupying a pleasant position within the popular village of Kelloe, this spacious three-bedroom semi-detached home enjoys an attractive outlook over a front green and represents an excellent opportunity for first-time buyers, families and investors alike.

The property benefits from gas central heating, double glazing and a generous enclosed rear garden, whilst also offering potential for off-street parking, subject to any necessary consents.

Upon entering, a welcoming hallway provides access to the ground floor accommodation. The impressive full-length lounge and dining room is a particular feature, offering a bright and versatile living space ideal for both everyday living and entertaining. Patio doors to the rear elevation allow plenty of natural light and provide direct access to the garden.

The fitted kitchen is positioned to the rear of the property and offers a range of wall and base units with ample worktop space. A convenient external door provides further access to the rear garden and storage areas.

To the first floor, the landing leads to three well-proportioned bedrooms, offering comfortable accommodation and flexibility for modern lifestyles. Completing the accommodation is a shower room/WC.

Externally, the property continues to impress. To the front is an open aspect overlooking the green, creating a pleasant sense of space. To the rear is a generous enclosed garden, ideal for children, pets and outdoor entertaining. Useful outhouse storage provides excellent practicality for garden equipment, bicycles and general storage.

Kelloe remains a popular village location, offering a range of local amenities, schooling and transport links, with Durham City and surrounding centres easily accessible.

Combining spacious accommodation, excellent outdoor space and a desirable village setting, this property represents a superb opportunity for a wide range of purchasers and early viewing is highly recommended.



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#### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Probate – Not that we are aware

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.

#### Premium Conveyancing

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title


Standard searches (regulated local authority, water & drainage & environmental)

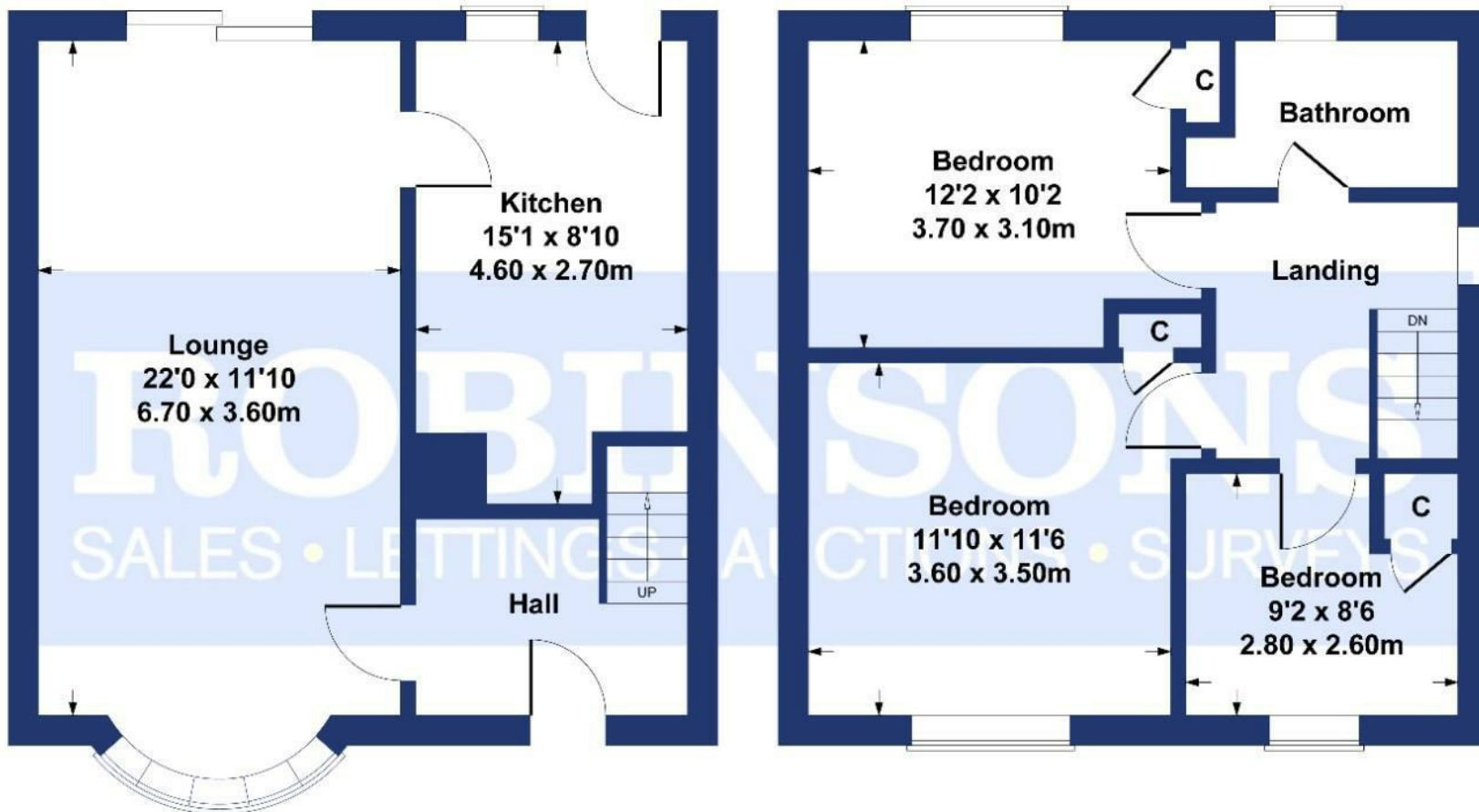
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

# Morley Crescent

Approximate Gross Internal Area  
958 sq ft - 89 sq m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(21-34) <b>E</b>		
(9-20) <b>F</b>		
(1-8) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**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. 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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