



Mayorswell Field, Claypath, DH1 1JW
3 Bed - House - Semi-Detached
Offers Over £275,000

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Mayorswell Field Claypath, DH1 1JW

No Upper Chain ** Good Potential ** Updating Required ** Walking Distance to Durham City Centre, Local Amenities & Road Links ** Open to a Variety of Buyers ** Gardens, Garage & Driveway ** Spacious Floor Plan ** Double Glazing & GCH ** Early Viewing Advised **

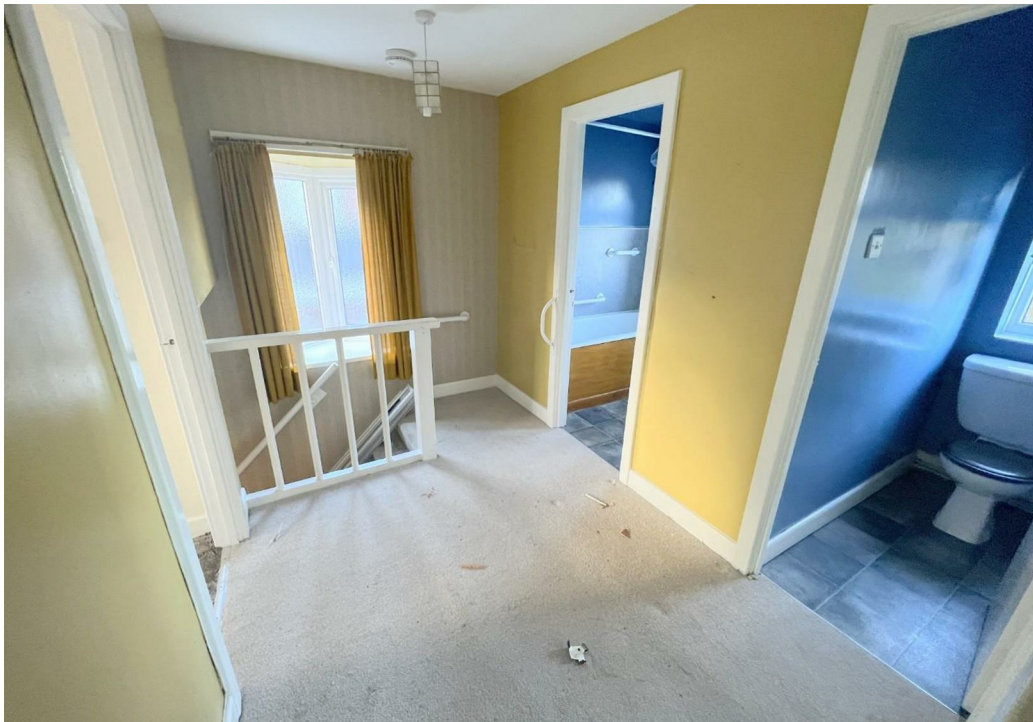
**** Please note this property has not previously been rented to students, so anyone interested for this purpose, should seek clarification from the local council ****

The floor plan comprises: entrance hallway, comfortable lounge, dining room, kitchen, utility room with door to the garage and WC. The first floor has three bedrooms, bathroom and separate WC. Outside the property occupies a pleasant position with front and rear gardens. The front provides off street parking which leads to the single car garage. The rear garden is enclosed with lawned and patio areas.

Mayorswell Field offers an extremely pleasant cul-de-sac location within a few minutes walk of the Market Place and many of the City Centre's shopping and recreational facilities and amenities, College and University buildings. It is also well placed for commuting purposes being within a few minutes drive of the A(690) Highway and the A1(M) Motorway Interchange at Carrville providing excellent road links to other parts of the region.

Council tax band C - approx. £1959pa
EPC rating TBC











GROUND FLOOR

Hallway

Lounge

16'02 x 12'0 (4.93m x 3.66m)

Dining Room

10'05 x 9'0 (3.18m x 2.74m)

Kitchen

12'09 x 9'0 (3.89m x 2.74m)

Utility Room

7'07 x 7'10 (2.31m x 2.39m)

Garage

16'05 x 7'07 (5.00m x 2.31m)

FIRST FLOOR

Bedroom

12'11 x 12'10 (3.94m x 3.91m)

Bedroom

12'10 x 8'07 (3.91m x 2.62m)

Bedroom

10'03 x 7'05 (3.12m x 2.26m)

Bathroom

7'06 x 5'06 (2.29m x 1.68m)

WC

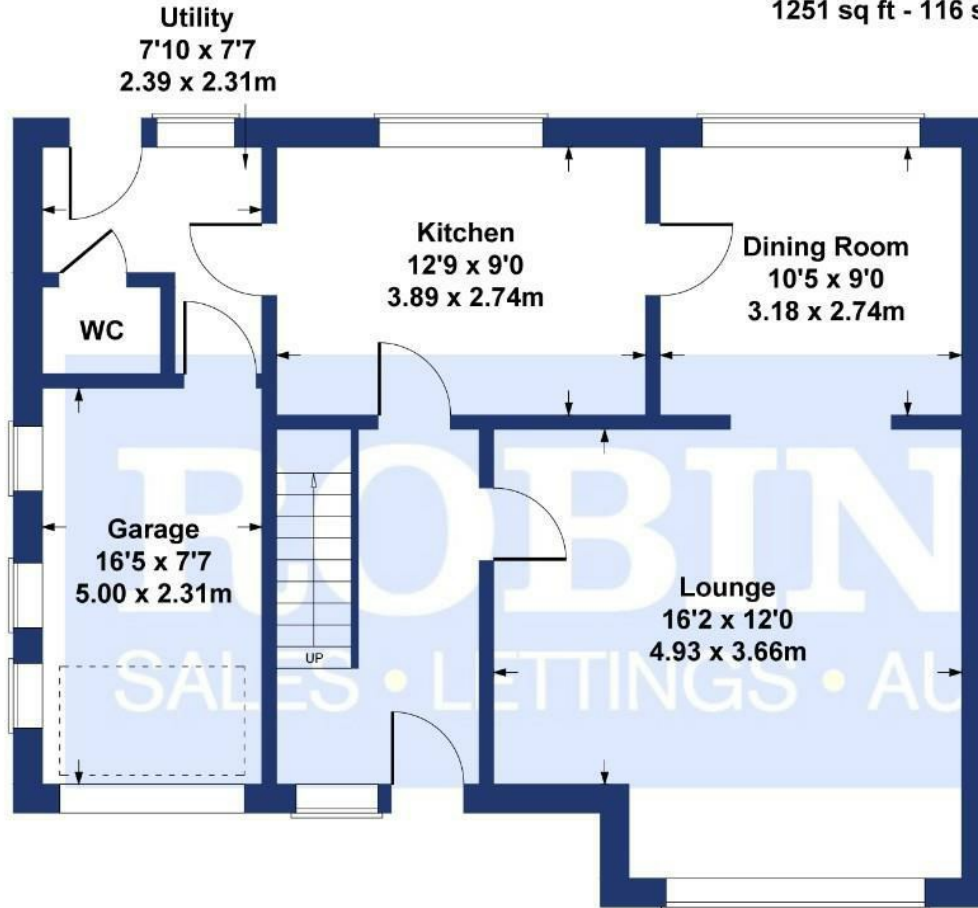
5'06 x 2'04 (1.68m x 0.71m)



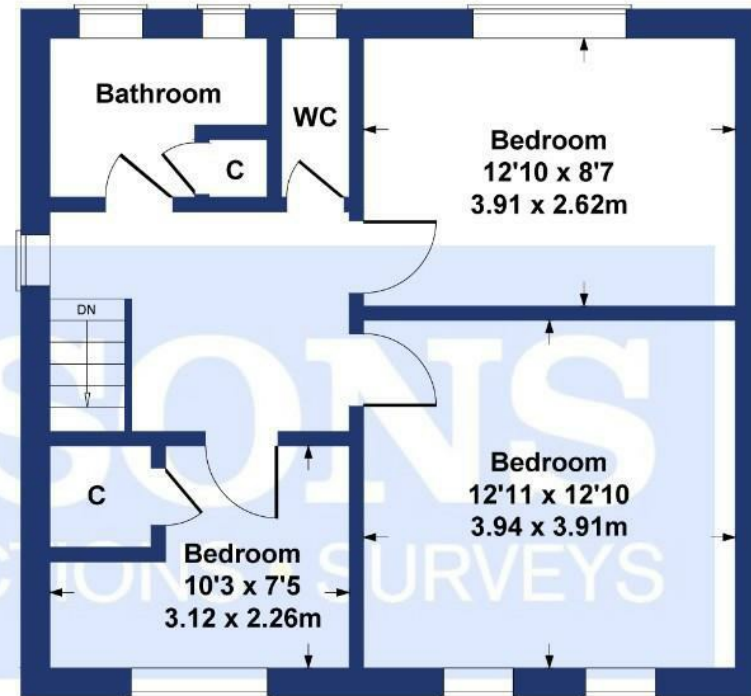
Mayorswell Field

Approximate Gross Internal Area
1251 sq ft - 116 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(23-34) E		
(13-22) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales		
		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. 2022

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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