



Newcastle Terrace, Framwellgate Moor, DH1 5EG
5 Bed - House - Terraced
£155,000

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Newcastle Terrace Framwellgate Moor, DH1 5EG

Robinsons Estate Agents are now in receipt of an offer for the sum of £148,000 for 9 Newcastle Terrace, Framwellgate Moor, Durham DH1 5EG. Anyone wishing to place an offer on this property should contact Robinsons Estate Agents, 1 Old Elvet, Durham, DH1 3HL 0191 386 2777 before exchange of contracts.

No Upper Chain ** Sold As Seen ** Good Potential ** Ideal Investment For A Variety of Buyers ** Spacious & Versatile Floor Plan ** Very Popular & Convenient Location ** Double Glazing & GCH ** Outskirts of Durham City ** Excellent Local Amenities & Transport Links **

** We believe the property has had a licenced HMO granted July 2022, but any new buyer would need to check with Durham council and re-apply **

The floor plan comprises; two reception spaces, kitchen, five bedrooms with three having en-suite facilities, and a further bathroom/WC. Outside there are front and rear gardens.

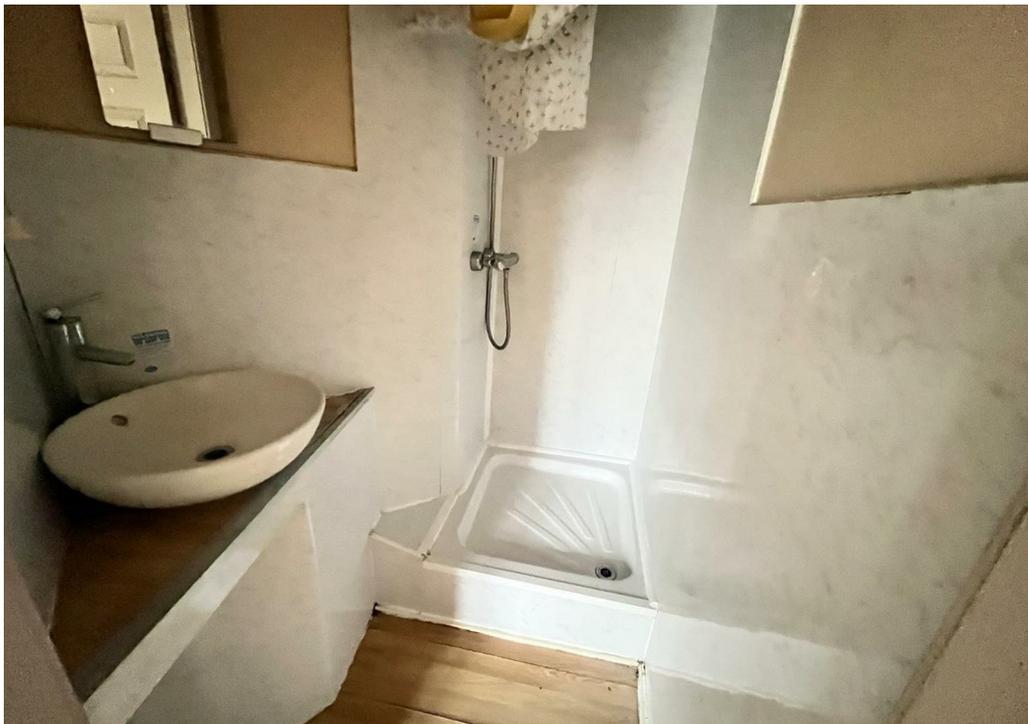
Framwellgate Moor is situated approx. 2 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.

With its convenient location, excellent amenities, and a vibrant community, Framwellgate Moor continues to be a sought-after destination for those seeking a balanced and enjoyable lifestyle.

** This property is sold as seen. None of the utilities or services have not, and will not be checked **











GROUND FLOOR

Entrance

Reception Room

14'5 x 8'7 (4.39m x 2.62m)

Reception Room

15'9 x 13'1 (4.80m x 3.99m)

Kitchen

15'0 x 7'0 (4.57m x 2.13m)

Bedroom

11'0 x 8'1 (3.35m x 2.46m)

En-Suite

FIRST FLOOR

Bedroom

10'5 x 10'0 (3.18m x 3.05m)

En-Suite

Bedroom

10'4 x 7'7 (3.15m x 2.31m)

Bathroom

Bedroom

9'7 x 7'10 (2.92m x 2.39m)

En-Suite

SECOND FLOOR

Bedroom

19'1 x 14'8 (5.82m x 4.47m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6Mbps, Superfast 75Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621p.a

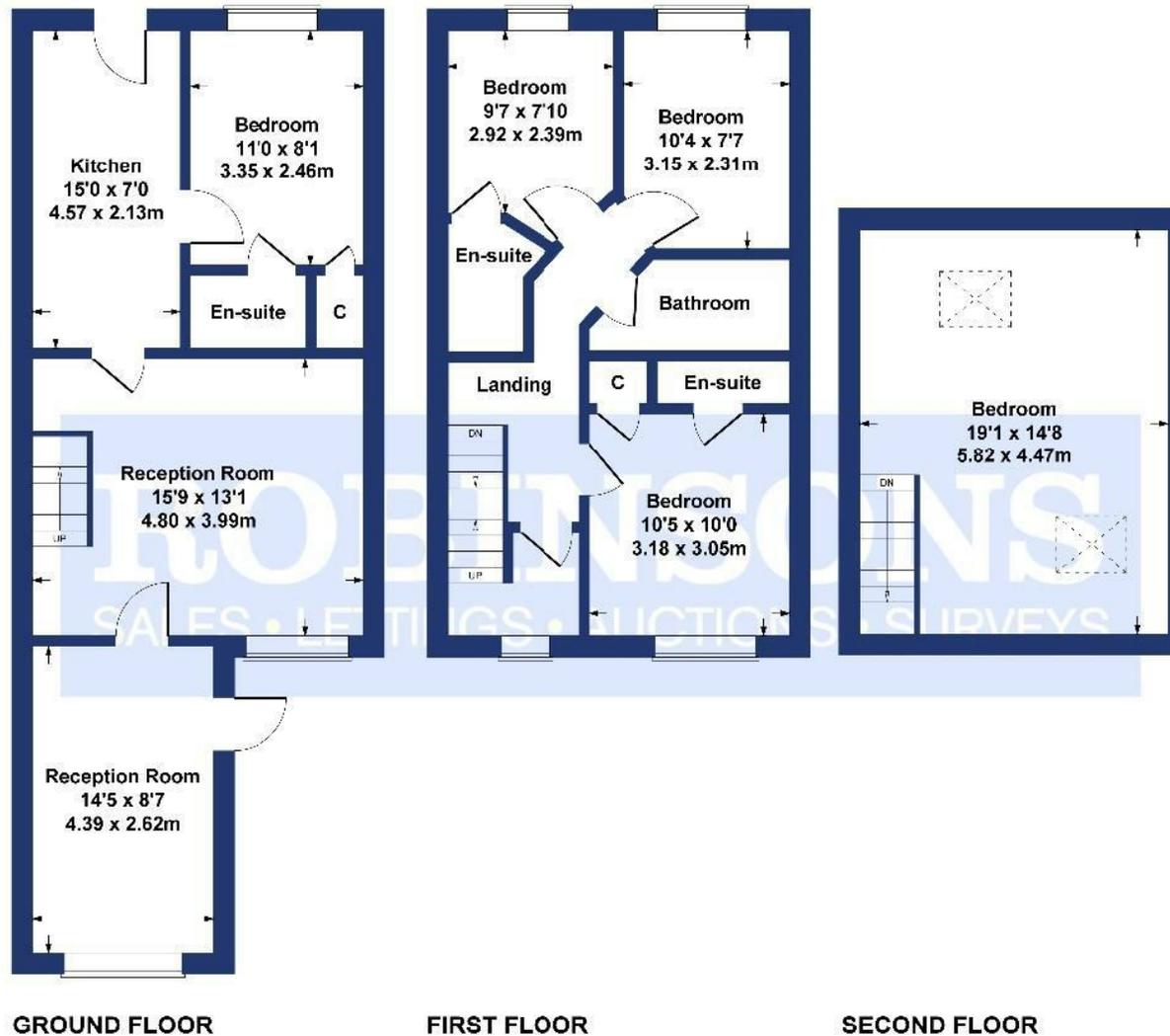
Energy Rating: C



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

Newcastle Terrace

Approximate Gross Internal Area
1323 sq ft - 123 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			86
(81-91) B			
(69-80) C		69	
(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. 2024

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. Robynson can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynson staff may benefit from referral incentives relating to these services.



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