

Sharp Crescent, DH1 1PE
4 Bed - House - Semi-Detached
O.I.R.O £230,000

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Sharp Crescent
, DH1 1PE

An exceptional investment opportunity to acquire this well-presented and deceptively spacious four-bedroom semi-detached property, which has operated successfully as student accommodation for the past 15 years. An attractive proposition for both established and prospective property investors with current 25/26 rent £21,840 (3 students) and 26/27 rent set at £23,400 (10% yield) with a potential yield of around 14%

Offering spacious and versatile accommodation throughout, the property briefly comprises a welcoming entrance, a generous lounge, a well-appointed kitchen and a converted garage currently utilised as a dining room, offering excellent potential to create a fifth bedroom, subject to any necessary consents. There are four good-sized bedrooms, providing comfortable and practical accommodation.

Externally, the property benefits from a generous driveway providing off-street parking for three to four vehicles, together with a pleasant lawned rear garden offering space for outdoor relaxation and socialising.

With its established student letting history, impressive previous rental returns and potential to further enhance income through the creation of additional accommodation, this property represents an exciting opportunity to acquire an established investment property with excellent future potential.



















Agent Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge – No

Assumed Property Construction – Standard.
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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

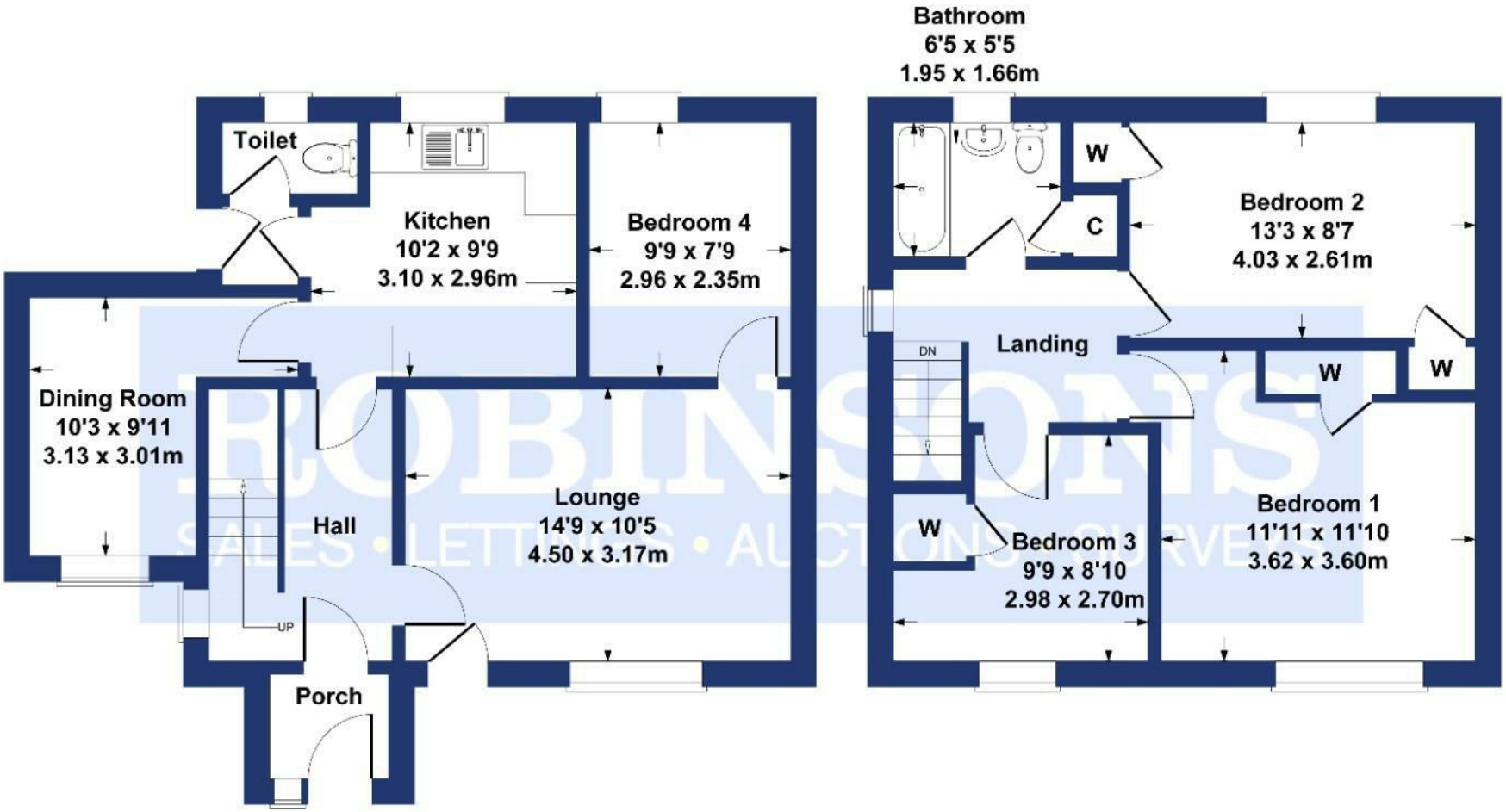
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – NA
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.
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. Some property photographs may have been enhanced using AI technology to improve weather and lighting conditions only, without altering the property's layout, dimensions, features or condition. 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Sharp Crescent

Approximate Gross Internal Area
1001 sq ft - 93 sq m

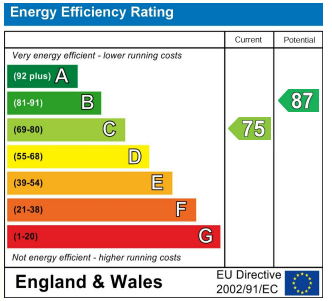


GROUND FLOOR **FIRST FLOOR**

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. 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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