



Gleneagles Way, Mount Oswald, DH1 3FH  
4 Bed - House - Townhouse  
£342,500

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# Gleneagles Way

## Mount Oswald, DH1 3FH

Superb Family Home \* 3/4 Bedrooms \* Outskirts of Durham \* Parking & Gardens \* Must Be Viewed \*

An inviting hallway greets you, which leads to a handy cloak/WC, a versatile study, and a useful utility room. At the heart of the home is the stunning open plan living room and kitchen. The kitchen is fitted with a range of appliances, with the living area opening out to the rear garden and patio area.

Moving up to the first floor, the home continues to impress with a versatile lounge or fourth bedroom, which opens onto a delightful balcony area, perfect for relaxing on a morning or evening. This floor also includes a modern family bathroom/WC and another generous double bedroom. On the second floor, you'll discover two further bedrooms, including the luxurious master suite with its en-suite bathroom/WC.

The outdoor space is equally captivating, with an enclosed lawned garden and a patio seating area, ideal for entertaining or simply unwinding. For added convenience, there is covered parking for two cars beneath the balcony.

This unparalleled location, just 2 miles to the South of Durham City. The city itself is renowned for its breath-taking world heritage castle and cathedral complex, charming cobbled streets, and a plethora of restaurants, hotels, and shopping opportunities. The meandering River Wear adds to the city's charm, offering delightful walking routes, and the surrounding area is blessed with abundant green spaces and parks. For those seeking a cosy local spot, the nearby pub, The Duke of Wellington, provides a welcoming atmosphere. Families will find the house ideally situated within the catchment area for two reputable schools, Johnston and St. Leonards. Additionally, the property is within walking distance of the private schools, Durham School and Durham High School for Girls, both known for their excellent educational standards. This combination of a prime location and access to quality education makes this property truly exceptional.













## GROUND FLOOR

### Entrance Hall

### Study

7'10 x 6'7 (2.39m x 2.01m)

### Ground Floor/WC

### Open Plan Lounge/Kitchen

20'4 x 13'5 (6.20m x 4.09m)

## FIRST FLOOR

### Landing

### Lounge/Bedroom Four

13'9 x 10'10 (4.19m x 3.30m)

### Bedroom Three

11'10 x 9'10 (3.61m x 3.00m)

### Bathroom/WC

6'11 x 5'11 (2.11m x 1.80m)

## SECOND FLOOR

### Landing

### Bedroom One

11'10 x 10'10 (3.61m x 3.30m)

### En-Suite

6'11 x 5'11 (2.11m x 1.80m)

### Bedroom Two

11'6 x 10'2 (3.51m x 3.10m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2971 p.a

Energy Rating: B

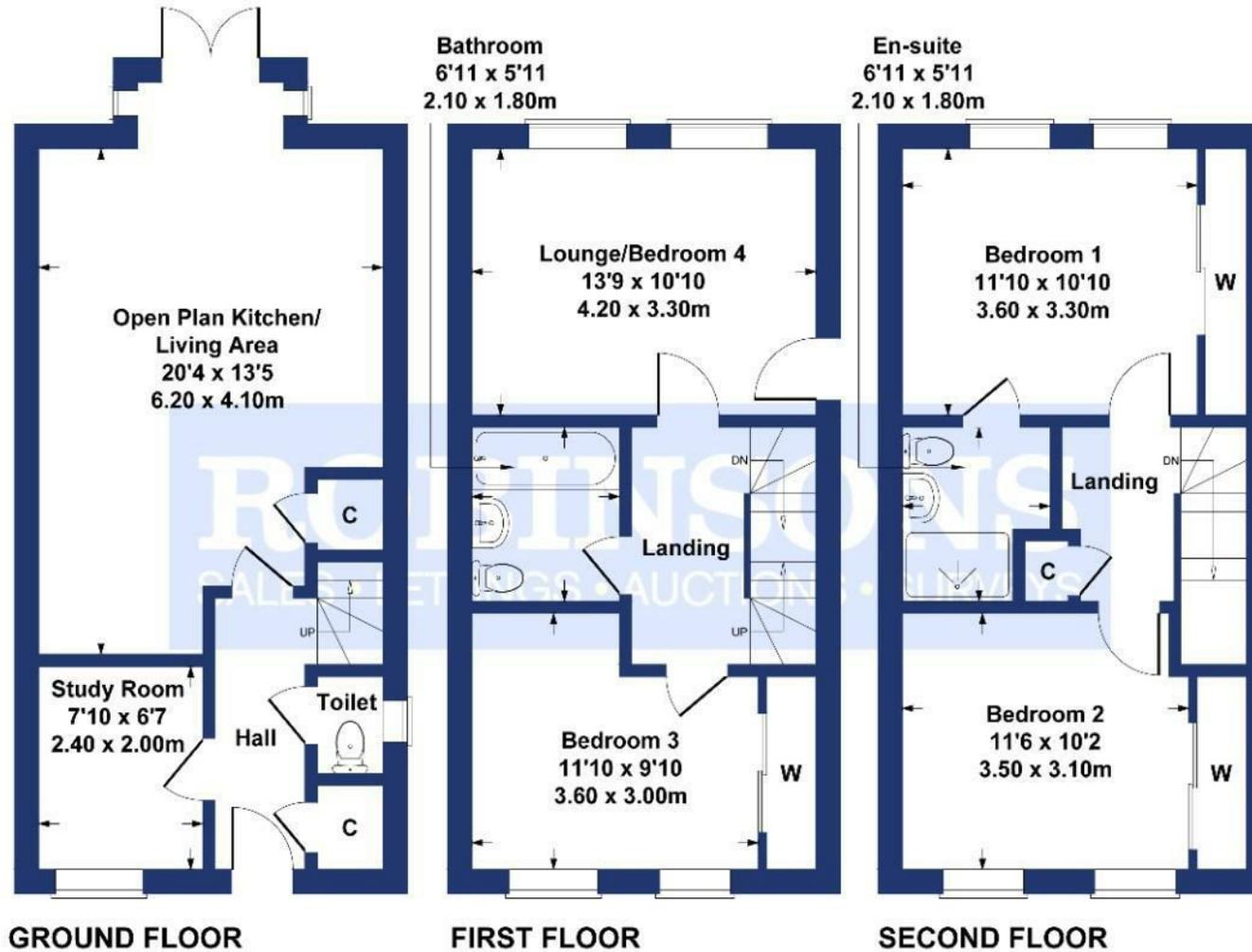


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



# Gleneagles Way

Approximate Gross Internal Area  
1195 sq ft - 111 sq m



**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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