



Dalton Crescent, Nevilles Cross, DH1 4FB
5 Bed - House - Terraced
Asking Price £400,000

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Dalton Crescent

Nevilles Cross, DH1 4FB

Stunning and considerably improved Family Home ** Modern Development ** Walking Distance to Durham City, Amenities & Transport Links ** Unique Remodelled Layout ** Spacious & Extended Floor Plan ** Stunning Kitchen with Bi-Fold Doors to Rear Garden Terrace ** Off Street Car Parking for 2 cars ** Quality Fixture & Fittings Throughout ** Highly Regarded Schooling Close By ** Early Viewing Advised **

The spacious floor plan, spread over three floors, comprises: entrance porch with bespoke storage, inviting hallway, comfortable snug/reception room with bespoke fitted understairs storage, cloak/wc, stunning open plan family breakfasting kitchen with bi-fold doors opening to the garden terrace and views over communal green. The first floor has a generous sized living room, two double bedrooms and Jack & Jill shower room/wc. The second floor has the main bedroom with dressing room and en-suite shower room/wc, two further double bedrooms and Jack & Jill bathroom/wc. Outside the property has ample off street parking to the front, whilst the rear enjoys a lovely enclosed terraced garden with outlook over the communal green.

Dalton Crescent is a modern prestigious development of houses situated in the well established and ever popular area of Nevilles Cross being adjacent to the A(167) Highway which provides good road links to both North and South. It is just over 1 mile from the immediate City Centre with its comprehensive shopping and recreational facilities and amenities and is within easy reach of the Durham Johnston School, St Leonards Roman Catholic School, St Margarets School, as well as Durham High School and Durham School.

Council Tax Band E Approx. £2693 pa

EPC Rating B

Tenure - Part Freehold and Part Leasehold - The lease term is approximately 550 years. £150 per year management fee payable.













Ground Floor

Entrance Porch

Inviting Hallway

Cloak/WC

Reception / Snug

12'11 x 10'04 (3.94m x 3.15m)

Breakfasting Kitchen & Family Area

16'11 x 12'11 (5.16m x 3.94m)

First Floor

Lounge

12'10 x 17'0 (3.91m x 5.18m)

Bedroom / Office

12'10 x 9'05 (3.91m x 2.87m)

Bedroom

15'09 x 8'08 (4.80m x 2.64m)

Jack & Jill Shower Room/WC

Second Floor

Bedroom

13'0 x 10'08 (3.96m x 3.25m)

Dressing Room

En-Suite Shower Room

Bedroom

12'09 x 9'05 (3.89m x 2.87m)

Bedroom

10'10 x 8'10 (3.30m x 2.69m)

Jack & Jill Bathroom/WC

7'04 x 6'08 (2.24m x 2.03m)

Council Tax Band E - Approx. £2693 PA

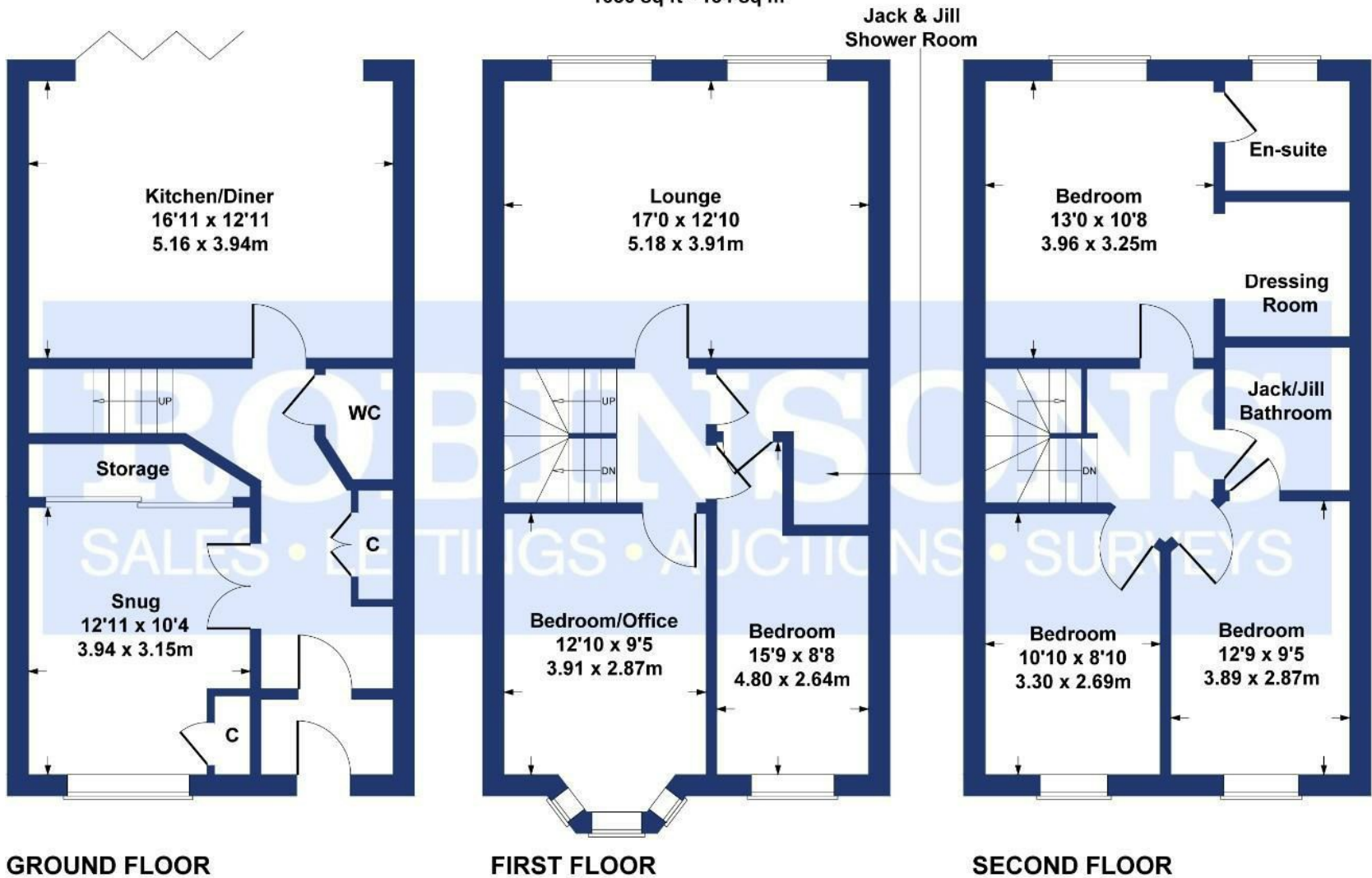
Tenure - Freehold





Dalton Crescent

Approximate Gross Internal Area
1656 sq ft - 154 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	82	89
(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	

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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