

Gore Hill Estate, Thornley, DH6 3DT
2 Bed - House - Semi-Detached
O.I.R.O £95,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

Gore Hill Estate
Thornley, DH6 3DT

No Chain ** Ideal First Buy or Investment ** Well Presented ** Must Be Viewed **

Beautifully presented throughout, this superb two-bedroom home combines stylish contemporary interiors with comfortable and practical living, making it an exceptional choice for first-time buyers, professionals or young families. Situated within the popular village of Thornley on the outskirts of Durham, the property enjoys convenient access to local shops, amenities and excellent road links.

The inviting accommodation features modern fixtures and fittings, complemented by new flooring to the staircase, bedrooms and bathroom. An entrance leads into a comfortable and welcoming lounge, whilst the impressive open-plan kitchen and dining room forms the heart of the home. Featuring an attractive selection of modern fitted units, space for a dining table and chairs, and French doors opening onto the rear garden, this sociable space is perfect for everyday living and entertaining.

To the first floor are two generously proportioned double bedrooms and a stylish modern bathroom/WC complete with an over-bath shower.

Externally, the delightful enclosed rear garden features a patio area, providing an inviting setting for alfresco dining, entertaining or simply relaxing.

Further benefits include an updated electrical consumer unit, with the seller advising that current gas and electrical certificates are available.

Thornley offers an appealing village setting with convenient access to Durham City and surrounding areas, making it particularly attractive to commuters.

Combining stylish interiors, excellent presentation and attractive outdoor space, this delightful home presents a wonderful opportunity for buyers seeking a property ready to move straight into. Early viewing is highly recommended to fully appreciate its quality and lifestyle appeal.





























Agents Notes

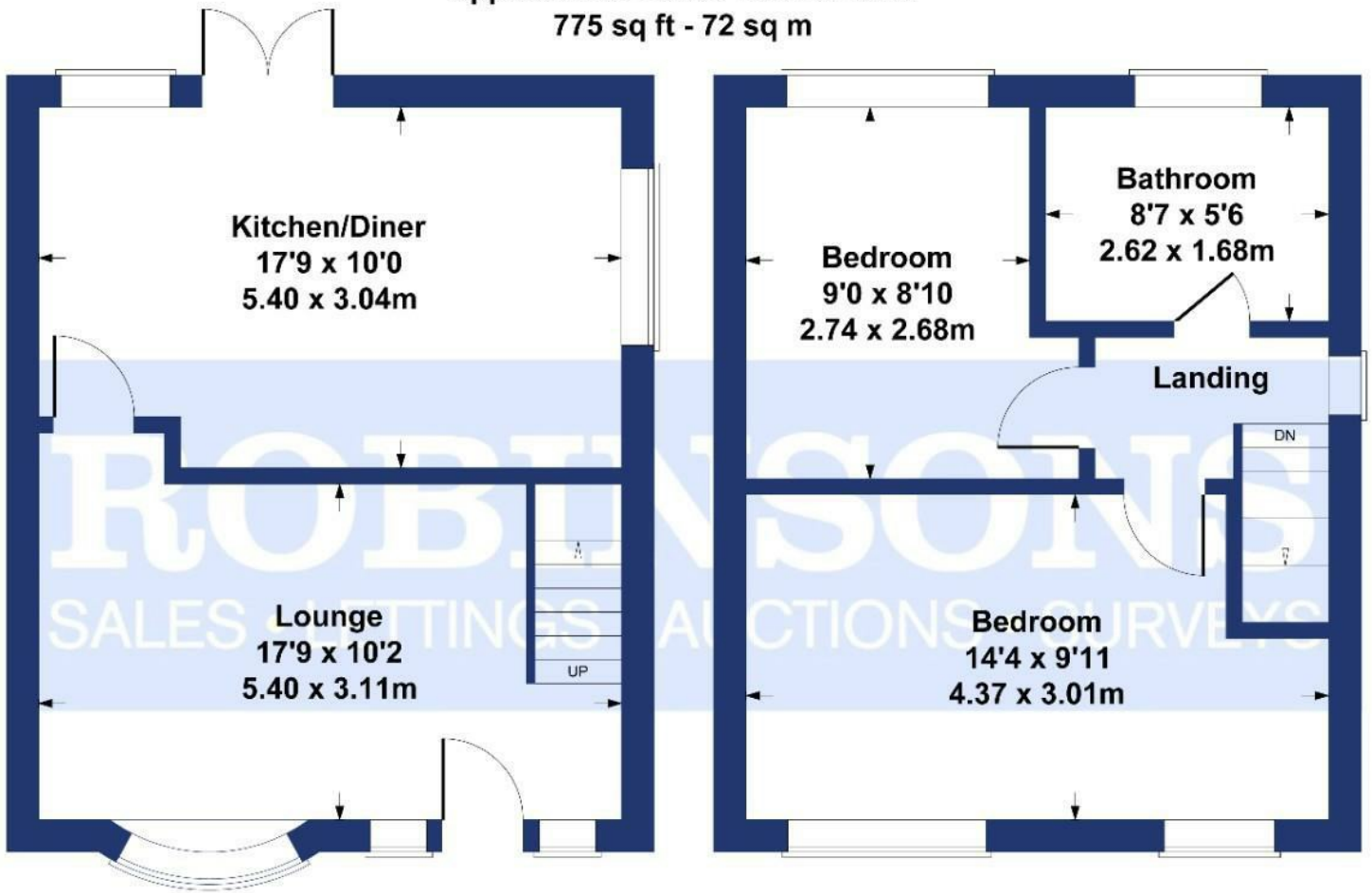
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – No
Assumed Property Construction – Standard but this would need to be confirmed by any willing buyer
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – 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
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. Check with seller.
Accessibility/Adaptations – None known
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.

Gore Hill Estate

Approximate Gross Internal Area
775 sq ft - 72 sq m

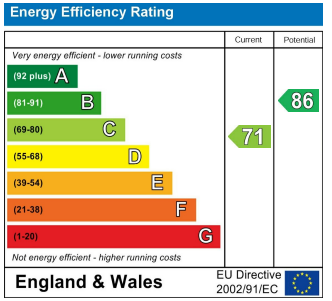


ROBINSONS
SALES LETTINGS AUCTIONS SURVEYS

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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