



Lobley Hill, Meadowfield, DH7 8RQ
3 Bed - House - End Terrace
O.I.R.O £160,000

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Lobley Hill

Meadowfield, DH7 8RQ

Large Family or First Home ** Good Further Potential ** Popular & Convenient Location ** Rear Courtyard With Possible Parking ** Double Glazing & GCH ** Two Reception Rooms ** Good Size Attic Space ** Must Be Viewed **

The floor plan comprises: entrance vestibule, hallway, comfortable lounge, separate dining room, modern fitted kitchen with door to the rear courtyard. The first floor has three bedrooms and family bathroom/WC which has separate shower cubicle. The second floor has two good sized attic room spaces, which offers good potential. Outside the property occupies a convenient location on the outskirts of Durham, and benefits from a rear courtyard garden with possible parking.

Meadowfield, situated just a few miles from Durham City, offers a balance of suburban convenience and community charm, making it a popular choice for potential buyers. The area is well-served by a variety of local amenities, including shops, supermarkets, cafes, and pubs, providing everything needed for day-to-day living. Families benefit from access to nearby schools and recreational facilities, such as parks and sports grounds, ideal for leisure and outdoor activities.

Meadowfield is well-connected, with regular bus services to Durham City and surrounding areas, as well as easy access to major roads like the A690 and A1(M), making it convenient for commuters. The nearby city centre offers additional amenities, including vibrant shopping, dining, and cultural attractions, while the surrounding countryside provides opportunities for walking, cycling, and enjoying nature.











GROUND FLOOR

Entrance Hallway

Lounge

13'0 x 12'11 (3.96m x 3.94m)

Dining Room

13'11 x 12'10 (4.24m x 3.91m)

Kitchen

12'05 x 7'0 (3.78m x 2.13m)

FIRST FLOOR

Bedroom One

13'02 x 10'08 (4.01m x 3.25m)

Bedroom Two

12'11 x 10'08 (3.94m x 3.25m)

Bedroom Three

9'06 x 6'08 (2.90m x 2.03m)

Bathroom

7'11 x 6'08 (2.41m x 2.03m)

ATTIC SPACE

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 35Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891p.a

Energy Rating: E

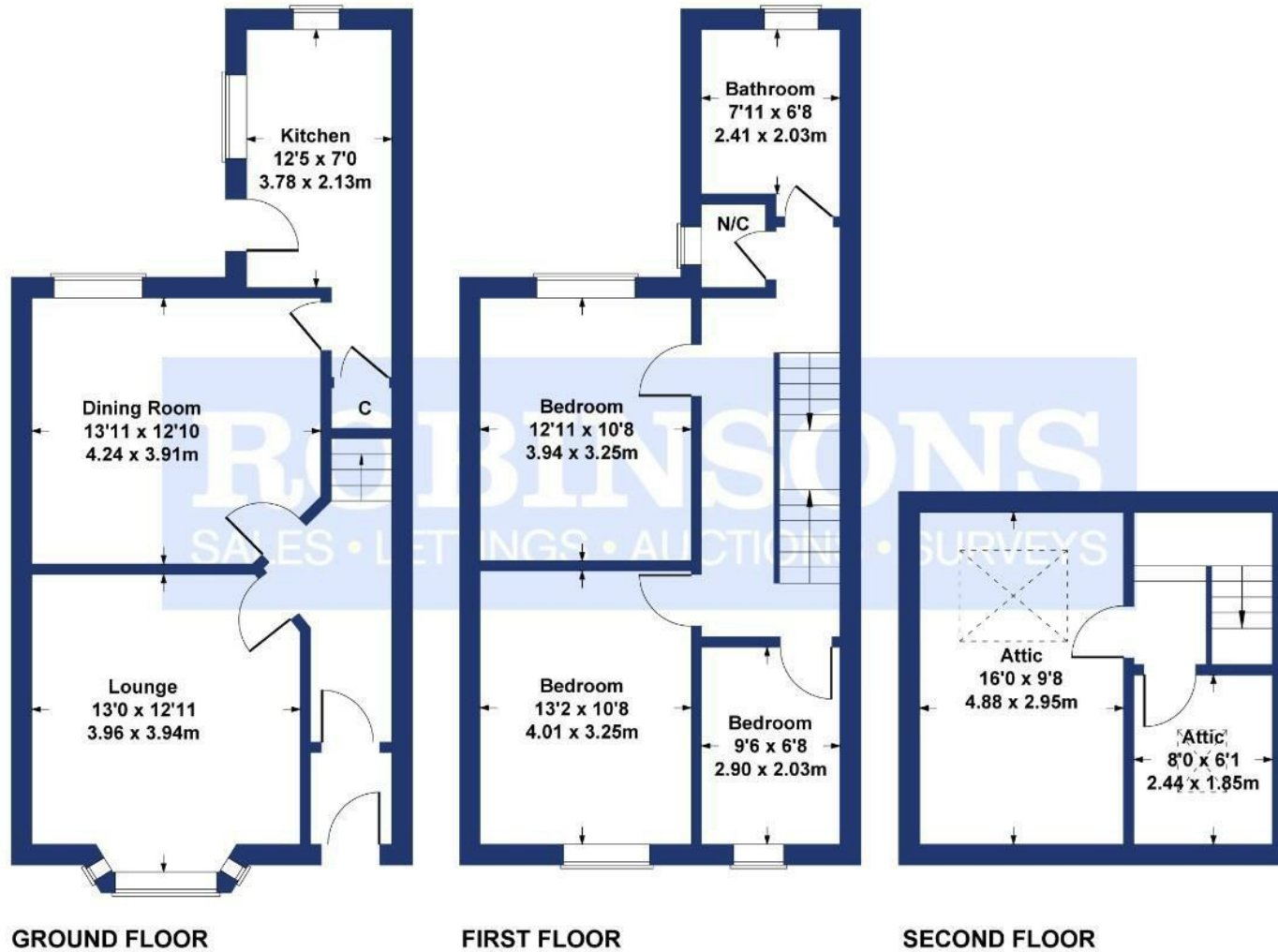


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

Shamrock house

Approximate Gross Internal Area
1369 sq ft - 128 sq m

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

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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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