

Boste Crescent, North End, DH1 5US
4 Bed - House - Semi-Detached
O.I.R.O £345,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Boste Crescent
North End, DH1 5US







Very Popular Location ** Competitive Price ** Spacious Family Home ** Catchment for Good Schooling ** Good Transport Links ** Early View Advised **

Situated within the highly regarded Old Dryburn Way development in the ever-popular North End area of Durham, this rarely available and exceptionally spacious four-bedroom semi-detached home offers versatile family accommodation arranged over three floors. Ideally suited to growing families, the property benefits from generous living spaces, three bathrooms, a garage, carport, driveway and enclosed rear garden.

The ground floor welcomes you with an entrance hallway leading to a generously proportioned bedroom, complete with walk-in wardrobe and en-suite bathroom/WC. This versatile space is ideal for guests, older children or multi-generational living. A practical utility room completes the ground-floor accommodation.

The first floor provides excellent living and entertaining space, featuring a spacious lounge, separate dining room and kitchen. A further study offers valuable flexibility, ideal for home working or a quiet retreat.

Occupying the second floor is the principal bedroom, benefiting from a walk-in wardrobe and private en-suite bathroom/WC. Two further well-proportioned bedrooms and a family bathroom/WC complete the accommodation.

Externally, the property enjoys an enclosed rear garden, providing an ideal setting for outdoor relaxation and entertaining, with access to the garage and driveway. A carport offers additional sheltered parking, while a front garden enhances the property's appeal.

Perfectly positioned within walking distance of Durham City Centre, the property enjoys convenient access to an excellent range of shops, restaurants, leisure facilities and amenities. Durham University, University Hospital of North Durham and Durham railway station are all easily accessible, alongside excellent road links including the A1(M).








AEG















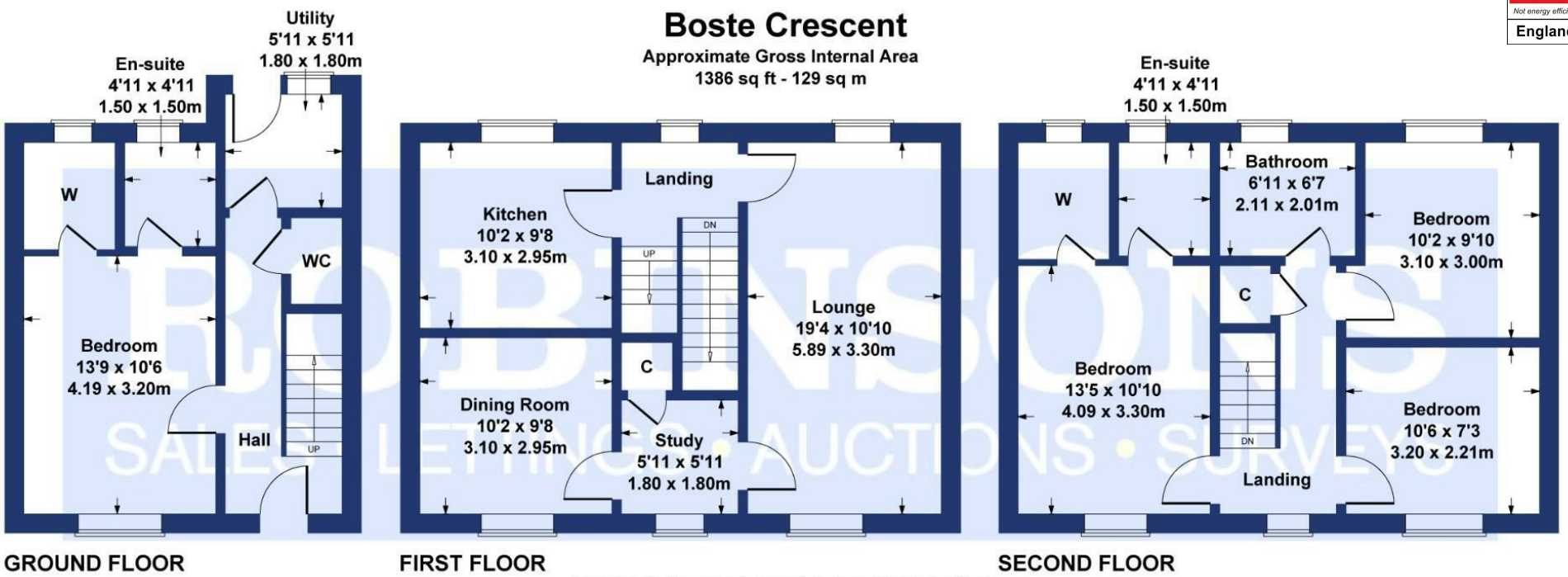
Agent Notes

Council Tax: Durham County Council, Band F - Approx. £3788 p.a
Tenure: Freehold
Estate Management Charge – No.
Property Construction – Standard
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 – We understand there is a tree preservation order in place for the tree in the garden.
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. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

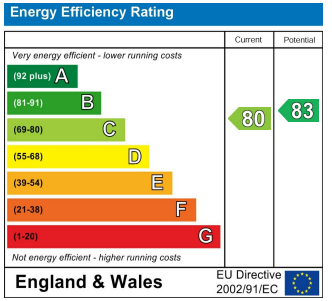
By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 +VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.
Additional charges (if applicable):
£25 +VAT per giftor



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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons