

Priory Road, Framwellgate Moor, DH1 5JG
3 Bed - House - Semi-Detached
£130,000

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Priory Road
Framwellgate Moor, DH1 5JG

Sold As Seen ** No Chain ** Ideal Investment ** Gardens / Possible Parking ** Updating Required ** Very Competitive Price **

Situated in the highly popular and convenient residential area of Framwellgate Moor, Durham, this spacious three-bedroom semi-detached home offers excellent potential for a variety of purchasers, particularly families, first-time buyers and those looking for a property they can update to their own taste.

The property benefits from a generous and well-proportioned floor plan, uPVC double glazing and gas central heating. Whilst requiring some general updating and modernisation, the accommodation provides an excellent opportunity to create a comfortable family home.

Internally, the accommodation briefly comprises an entrance porch, welcoming hallway, spacious through lounge and dining room offering versatile living and entertaining space, and a fitted kitchen. To the first floor are three bedrooms, a family bathroom and a separate WC.

Externally, the property offers potential for driveway parking, subject to any necessary consents, together with a small rear garden providing manageable outdoor space.

Framwellgate Moor remains a particularly sought-after location due to its excellent range of everyday amenities, including local shops, supermarkets, schools and leisure facilities. Durham City Centre is just a short distance away, offering an extensive selection of shopping, restaurants and recreational facilities. The area is also well placed for access to the A167 and A690, with convenient connections to the A1(M), while regular local bus services provide links into Durham and surrounding areas.

Offering generous accommodation, a convenient location and considerable potential for improvement, this property represents an excellent opportunity for purchasers seeking a home they can make their own. Early viewing is recommended.























Agents Notes

This is a corporate sale and will stay on the market until exchange of contracts and will more than likely go to a public notice at least once. The property is sold as seen with none of the utilities or appliances having been checked and will not be checked.

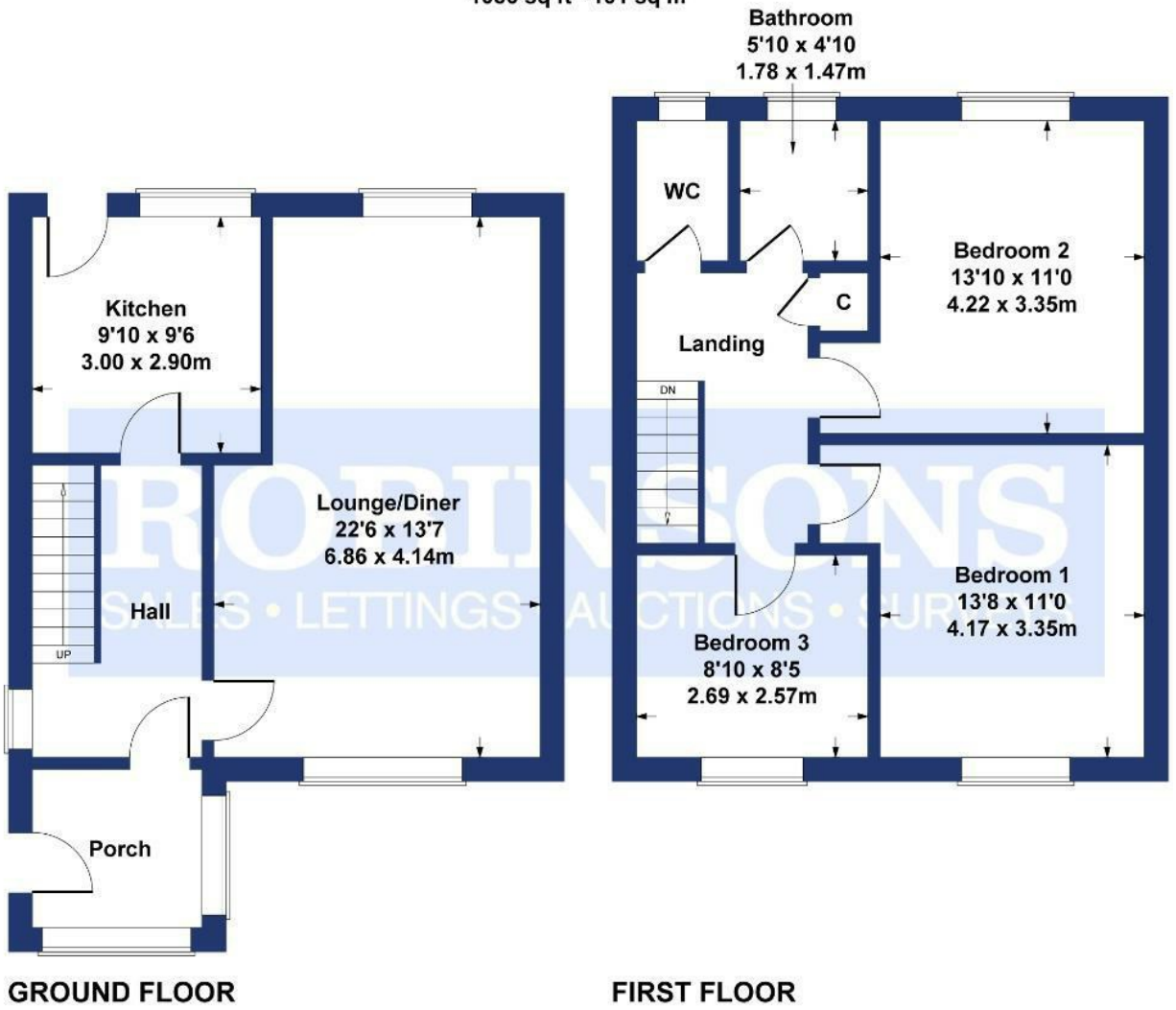
Council Tax: Durham County Council, Band A - Approx. £1748p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Assumed Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please 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 – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
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. 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.

Priory Road

Approximate Gross Internal Area
1086 sq ft - 101 sq m

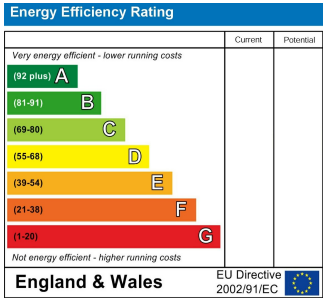


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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