



Caterhouse Road, Framwellgate Moor, DH1 5HR  
3 Bed - House - Semi-Detached  
O.I.R.O £189,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Caterhouse Road Framwellgate Moor, DH1 5HR

Stunning Family or First Home \*\* Very Popular & Convenient Location \*\* Superb Rear Aspect  
\*\* Upgraded Throughout \*\* Extended Floor Plan \*\* Under Floor Heating to Porch & Kitchen \*\*  
Possible Driveway Parking \*\* EV Charging Point \*\* Outskirts of Durham \*\* Upvc Double  
Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\*

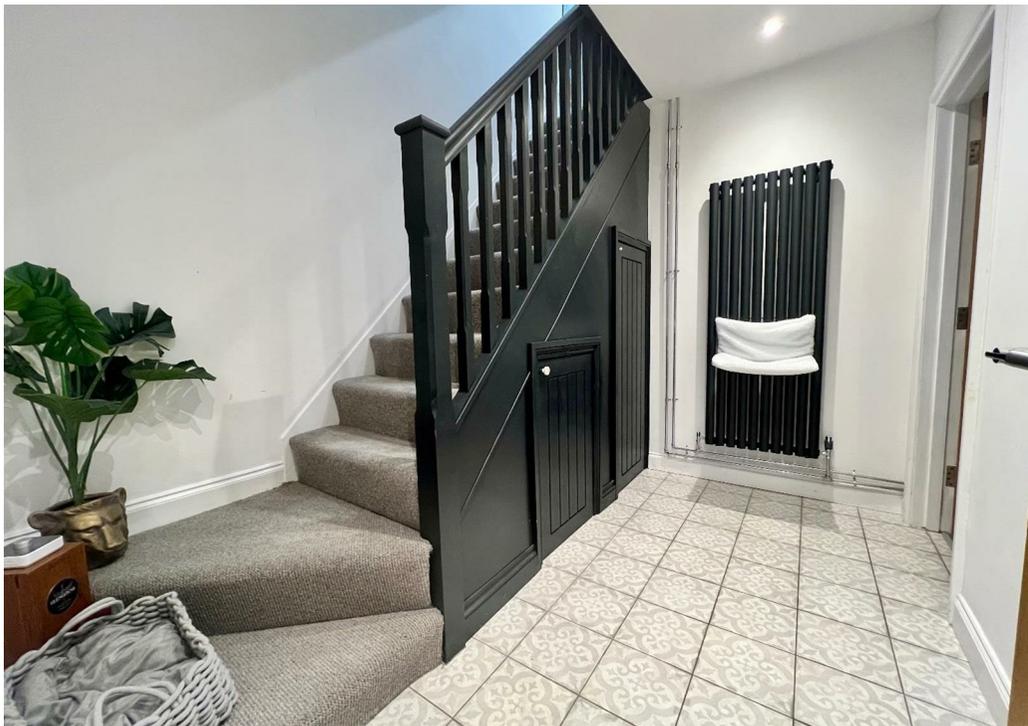
The floor plan comprises: entrance porch, cloak/WC, inviting hallway, comfortable through lounge and dining room with feature wood burning stove, French doors to the rear garden and walk through to the stunning fitted kitchen, which has a selection of integral appliances. The first floor has two double bedrooms, family bathroom with his 'n' hers wash basins and over bath shower. The second floor has a double bedroom with eave storage and double glazed windows. Outside, the property is blocked paved to the front for possible parking, whilst the rear enjoys a superb aspect with lawn, patio areas and electric points.

Framwellgate Moor is situated approx. 2 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.

With its convenient location, excellent amenities, and a vibrant community, Framwellgate Moor continues to be a sought-after destination for those seeking a balanced and enjoyable lifestyle.













## GROUND FLOOR

Entrance Porch

Cloak/WC

Hallway

Lounge

15'08 x 12'01 (4.78m x 3.68m)

Dining Area

10'05 x 9'01 (3.18m x 2.77m)

Kitchen

9'01 x 9'0 (2.77m x 2.74m)

## FIRST FLOOR

Bedroom

13'07 x 9'09 (4.14m x 2.97m)

Bedroom

10'04 x 8'08 (3.15m x 2.64m)

Bathroom/WC

9'03 x 5'05 (2.82m x 1.65m)

## SECOND FLOOR

Bedroom

15'07 x 9'08 (4.75m x 2.95m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5Mbps, Superfast 49Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

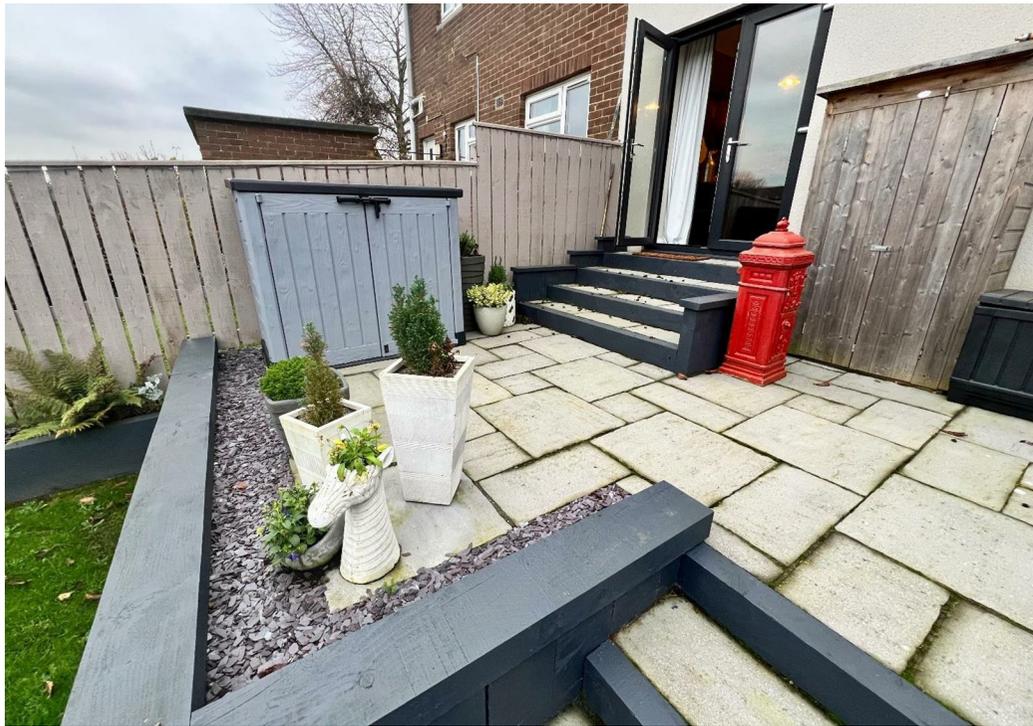
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621p.a

Energy Rating: C



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.



# Caterhouse Road

Approximate Gross Internal Area  
1016 sq ft - 94 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B		
(69-80)	C	70	
(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	



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**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. 2024

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](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

