



Percy Street West, Thornley, DH6 3AP
3 Bed - House - Detached
£190,000

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This property boasts a striking frontage and occupies an extensive plot with south-facing ornamental front garden. The garden showcases a lawn, mature shrubs, and charming planting displays. A gated entrance leads to the driveway and garage, enhancing both privacy and convenience.

Inside, a welcoming entrance hallway provides access to the main living spaces and staircase to the first floor. The ground floor comprises a spacious lounge, a modern kitchen and dining area, and a convenient ground floor W.C.

The first floor offers three generously sized, beautifully presented bedrooms and a family bathroom. Completing the home, the second floor provides ample loft storage, ideal for additional space or future conversion potential.

Thornley is a charming village on the outskirts of Durham city, offering a semi rural lifestyle with excellent access to modern amenities and transport links. Located about five miles from both Durham city and Peterlee, the village has a rich mining heritage and a strong sense of community. Local shops, pubs, and the nearby Thornley Woodlands Centre provide a welcoming environment for families and nature lovers alike.

The village is well-served by schools, including Thornley Primary School, and nearby options like St. Godric's and Wheatley Hill Primary. For older students, Wellfield School and other respected secondary schools are just a short drive away.

Transport connections are convenient, with Durham railway station only 5.6 miles away, regular bus routes, and easy access to the A1(M). Ride-sharing services like Uber also operate locally.

GROUND FLOOR

Entrance Hallway

Lounge

14'1 x 12'2 (4.29m x 3.71m)

Kitchen/Diner

23'0 x 11'10 (7.01m x 3.61m)

Utility Room

7'7 x 6'7 (2.31m x 2.01m)

WC

FIRST FLOOR

Landing

Bedroom

12'2 x 11'10 (3.71m x 3.61m)

Bedroom

11'10 x 9'2 (3.61m x 2.79m)

Bedroom

10'2 x 9'2 (3.10m x 2.79m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: E

Planning Permission – The seller has made us aware that there has been planning granted for approx. 101 houses to the rear of this property. Confirmation would need to be sort prior to proceeding with any sale.

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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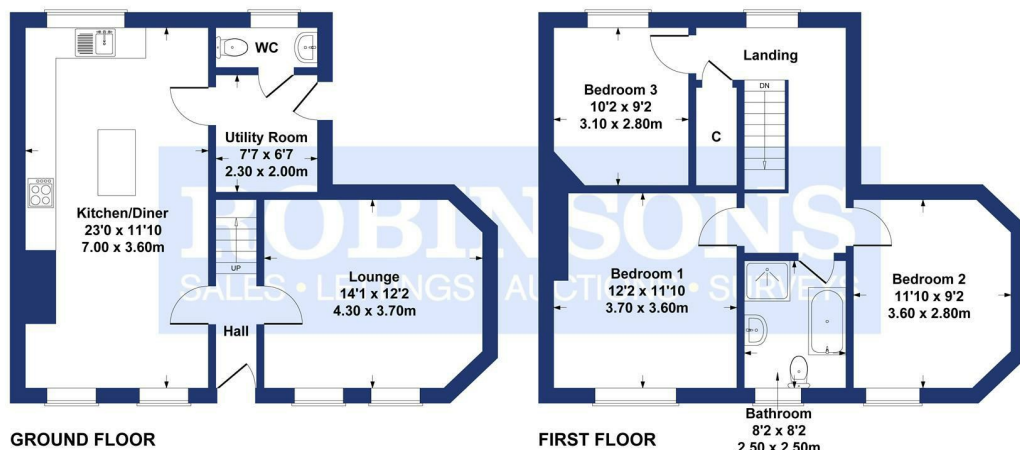
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Strategic Marketing Plan

Dedicated Property Manager

Dalton House

Approximate Gross Internal Area
1119 sq ft - 104 sq m



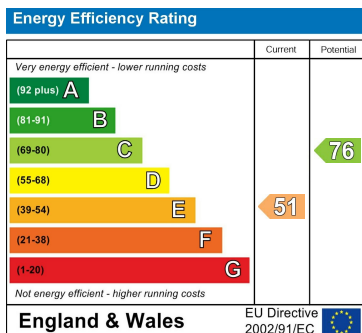
GROUND FLOOR

FIRST 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.

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