



Church Street, Quarrington Hill, DH6 4QF
 3 Bed - House - Mid Terrace
 O.I.R.O £115,000

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THREE BEDROOM END TERRACE HOME ** PLEASANT REAR VIEWS ** SPACIOUS ACCOMMODATION ** REAR GARDEN & DECKING ** ALLOCATED PARKING ** POPULAR VILLAGE LOCATION **

Occupying a pleasant position within the popular village of Quarrington Hill, on the outskirts of Durham City, this attractive three-bedroom end terrace home offers deceptively spacious and well-presented accommodation, making it an excellent choice for first-time buyers, couples, young families and those looking to downsize.

The property enjoys pleasant views to the rear, a garden and allocated parking, combining comfortable modern living with a convenient village setting.

Internally, the accommodation briefly comprises a welcoming entrance hallway, convenient ground floor WC and an attractive fitted kitchen offering ample storage and preparation space. The generously proportioned lounge provides an inviting space for relaxing and entertaining, with French doors opening directly onto the rear decking and garden.

To the first floor are three well-proportioned bedrooms, offering flexibility for family living, guests or home working, together with an attractive family bathroom fitted with a modern white suite.

Externally, the rear garden features a decking area, ideal for outdoor dining and enjoying the pleasant outlook. The property also benefits from an allocated parking space, with additional visitor parking available.

Quarrington Hill is an established village situated approximately six miles south-east of Durham City, offering a pleasant semi-rural setting whilst remaining conveniently placed for everyday amenities. Nearby Coxhoe provides a wider selection of shops, schools and local services, while Durham City offers extensive shopping, leisure, dining and transport facilities. The nearby A1(M) provides convenient road connections throughout the region.

Agent Notes

Council Tax: Durham County Council, Band B - Approx. £2039p.a

Tenure: Freehold

Estate Management Charge – TBC

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – Yes

Probate – NA

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.

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. Some of the images have been digitally enhanced but the overall appearance, fixture and fittings have not been changed. It still represents how the property appears.

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.



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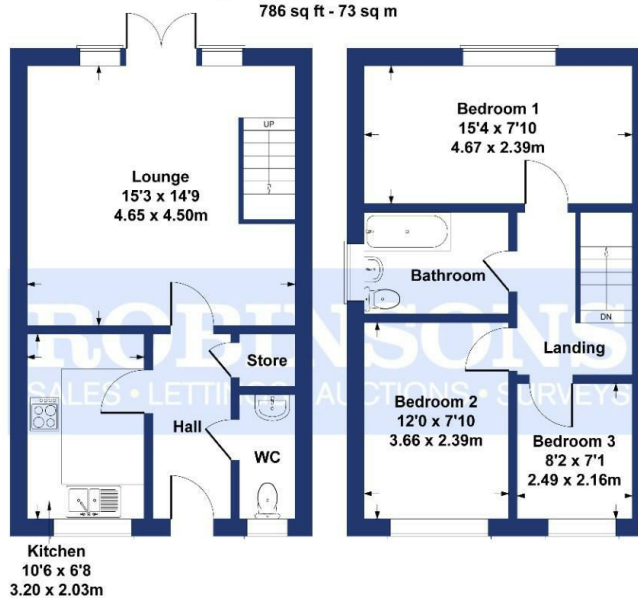
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Church Street

Approximate Gross Internal Area
786 sq ft - 73 sq m



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

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		
EU Directive 2002/91/EC		
England & Wales		

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