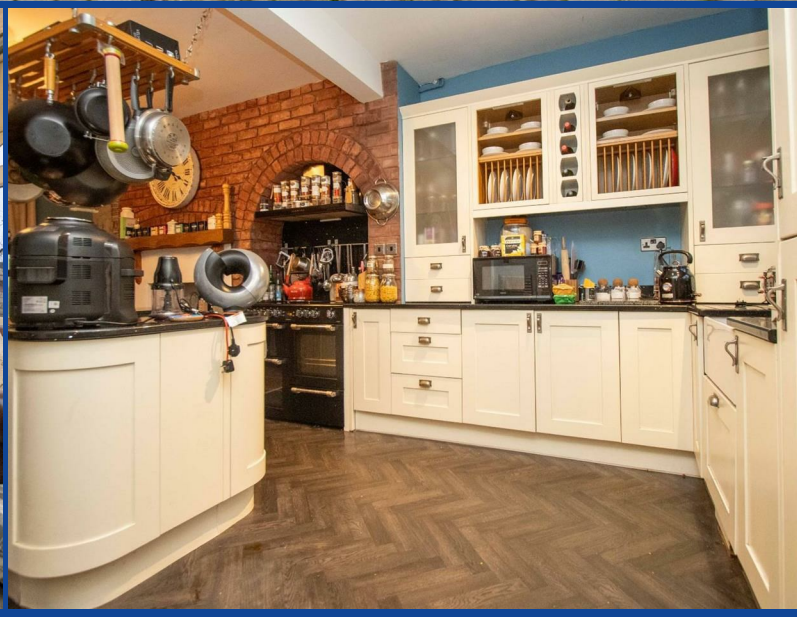

Percy Street West, Thornley, DH6 3AP

3 Bed - House - Detached

£175,000

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Spacious Property ** Requiring Further Upgrading Offering Good Potential ** Outskirts of Durham ** Good Road Links **

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)

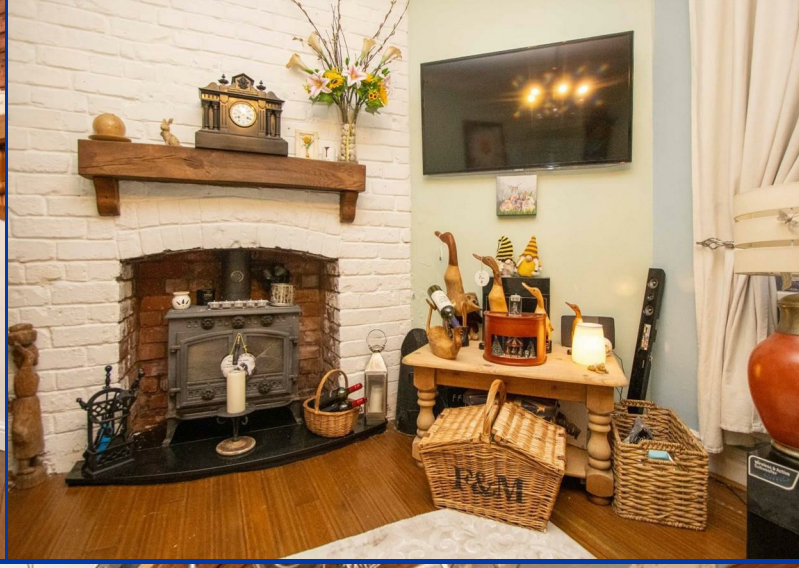
Bedroom
10'2 x 9'2 (3.10m x 2.79m)

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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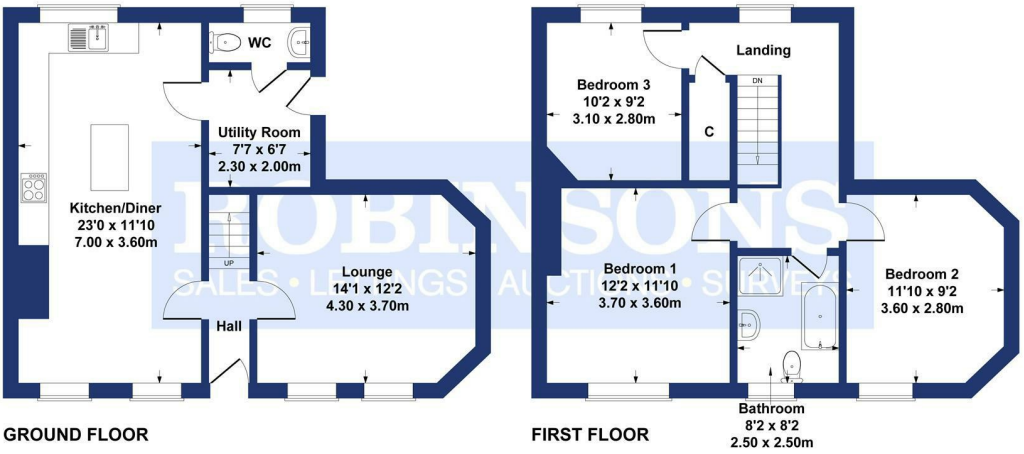
Strategic Marketing Plan

Dedicated Property Manager

Dalton House

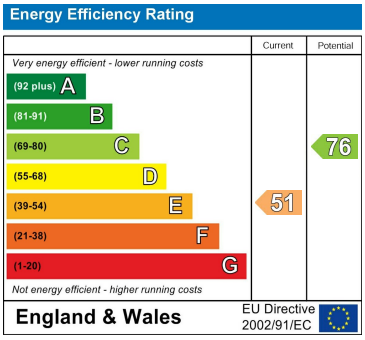
Approximate Gross Internal Area
1119 sq ft - 104 sq m



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. 2025



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

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E: info@robinsonsdurham.co.uk

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E: info@robinsonscls.co.uk

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DL15 9UA
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E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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RICS

ARLA Association of Residential Letting Agents

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