



Mary Crescent, Kelloe, DH6 4NJ
2 Bed - House - Semi-Detached
£100,000

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Mary Crescent Kelloe, DH6 4NJ

No Chain ** Large Plot ** Well Presented ** Detached Garage & Possible Driveway Parking **
Upvc Double Glazing & GCH Via Combination Boiler ** Village Location ** Outskirts of Durham
** Pleasant Position **

The floor plan comprises: entrance hallway, comfortable lounge, modern fitted kitchen with utility area and door to the side external. The first floor has two double bedrooms and bathroom/WC fitted with a modern white suite, including over bath shower. Outside, the property occupies a pleasant and generous plot, with gardens front and rear. The front provides possible driveway parking and detached garage, whilst the rear is enclosed with lawn and patio areas, and the added benefit of a good size summer house.

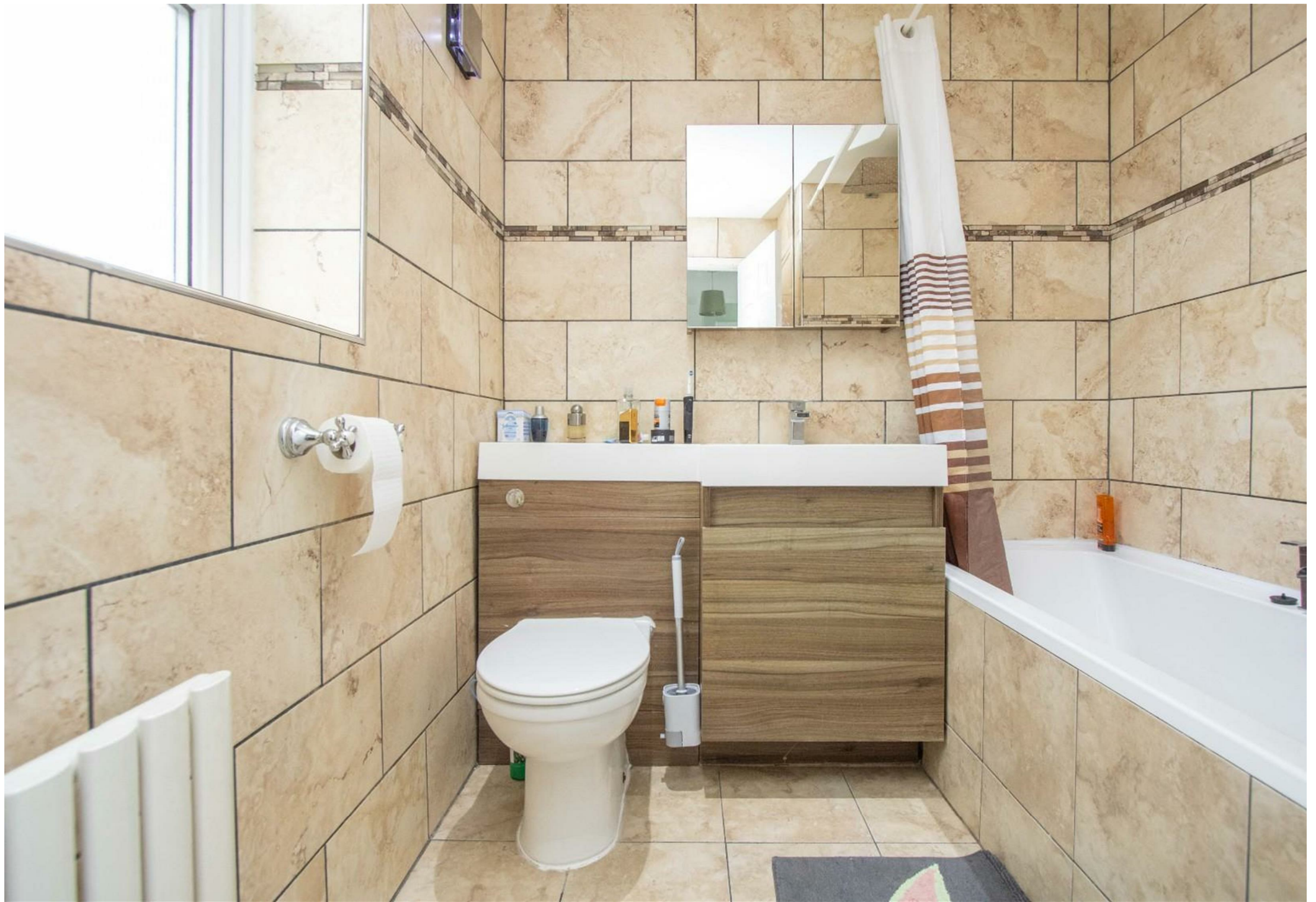
Kelloe is a charming village situated in County Durham, offering a peaceful rural lifestyle while being well-connected to larger towns and cities. The village has access to essential amenities, including a local primary school and village shop. For further conveniences, the nearby town of Coxhoe provides additional shopping and healthcare services, just a short drive away. Kelloe is ideally located for commuters, with excellent road links via the A1(M), offering easy access to Durham City (approximately 7 miles away), Newcastle, and Teesside. The village is also surrounded by beautiful countryside, perfect for outdoor enthusiasts who enjoy walking, cycling, and nature. Its proximity to Durham also means residents can enjoy the vibrant cultural and historical offerings, including Durham Cathedral, the River Wear, and a range of dining and shopping options. Overall, Kelloe is an ideal choice for buyers seeking a quieter life without sacrificing access to modern conveniences and road networks.













GROUND FLOOR

Entrance Hallway

Lounge

16'9 x 11'0 (5.11m x 3.35m)

Kitchen & Utility Area

15'2 x 7'8 (4.62m x 2.34m)

FIRST FLOOR

Bedroom

13'6 x 11'0 (4.11m x 3.35m)

Bedroom

11'7 x 11'0 (3.53m x 3.35m)

Bathroom/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 49 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

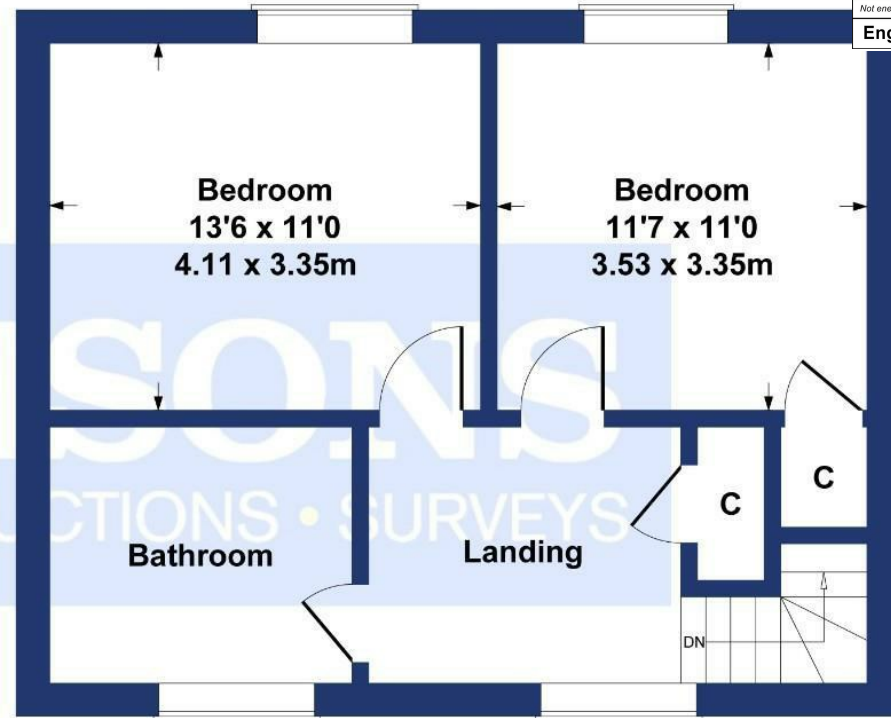
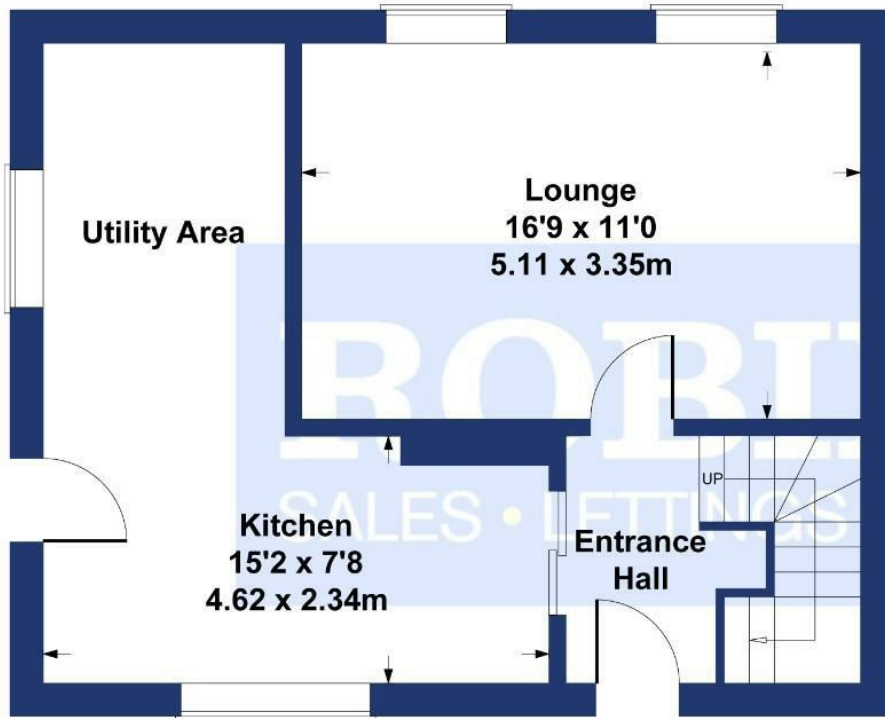
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Mary Crescent

Approximate Gross Internal Area
940 sq ft - 87 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

Produced by Potterplans Ltd. 2025

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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