



Rochester Road, Newton Hall, DH1 5QD
2 Bed - Bungalow - Detached
O.I.R.O £240,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Rochester Road Newton Hall, DH1 5QD

Detached Bungalow (Original Two Bedrooms) ** Remodelled & Spacious Floor Plan ** Well Presented & Maintained ** Upvc Double Glazing with Composite Doors ** GCH Via Combination Boiler ** Modern Kitchen with a Range of Integral Appliances ** Garage and Utility Area ** Gardens & Ample Parking ** Early Viewing Advised **

The current layout comprises: entrance porch, hallway, double bedroom, comfortable lounge, open plan modern fitted kitchen and dining room, with the kitchen having integral fridge, dishwasher, oven & hob and the dining area having french style doors to the rear garden. There is also a modern fitted shower room/wc. Outside the property occupies a pleasant position with ample off street parking and front & rear gardens.

Newton Hall is a popular residential development situated approximately 3 miles to the North of Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available. Local neighbourhood shops and schools are also available within the development itself, as well as the nearby Arnison Retail Park. It is well placed for commuting purposes being within a few minutes drive of the A(167) Highway and A1(M) Motorway which provide good road links to both North and South.

Council Tax Band C - Approx. £1959 PA
EPC Rating D











Agent Note

The bungalow was originally built as two bedrooms and could easily be changed back to the original layout. The current owner has remodelled the layout creating a fabulous open plan kitchen, living dining area overlooking the rear garden.

We have also been advised that the roof and windows were renewed in 2022 and the boiler is less than a year old.

Entrance Porch

Hallway

Comfortable Lounge

17'11 x 12'0 (5.46m x 3.66m)

Open Plan Kitchen & Dining Room

Kitchen

11'11 x 9'11 (3.63m x 3.02m)

Dining Room (Original Bedroom)

13'06 x 12'02 (4.11m x 3.71m)

Bedroom

10'01 x 9'05 (3.07m x 2.87m)

Shower Room/WC

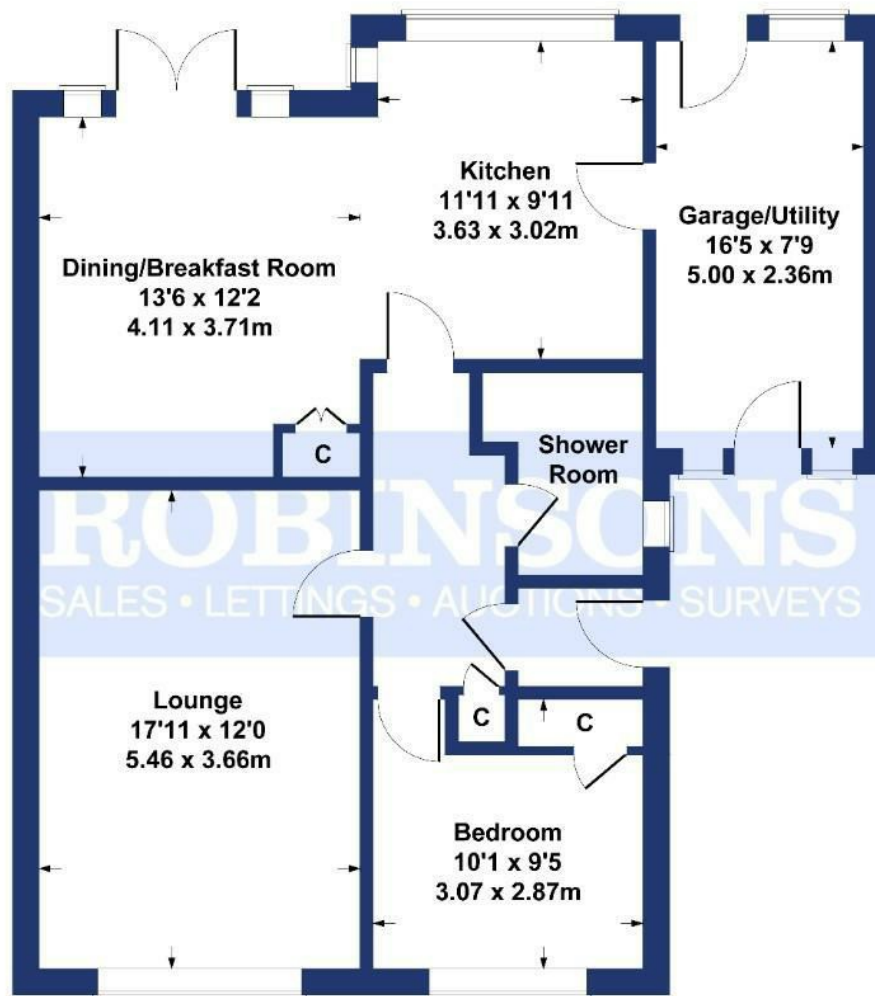
7'07 x 5'06 (2.31m x 1.68m)

Garage / Utility

16'05 x 7'09 (5.00m x 2.36m)

Rochester Road

Approximate Gross Internal Area
850 sq ft - 79 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div>84</div> <div>64</div>
(81-91) B		
(69-80) C		
(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

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
www.robinsonsestateagents.co.uk

