



Alexandra Close, Framwellgate Moor, DH1 5ED
3 Bed - House - Semi-Detached
O.I.R.O £220,000

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Alexandra Close

Framwellgate Moor, DH1 5ED

No Upper Chain ** Well Presented & Maintained ** Very Popular Location ** Spacious & Extended Floor Plan ** Fabulous Further Potential ** Outskirts of Durham ** Good Local Amenities & Road Links ** Gardens, Parking & Large Garage ** Double Glazing & GCH ** Early Viewing Advised **

The floor plan includes an entrance porch leading to an inviting hallway, a comfortable lounge with double doors opening into an extended dining room, which features patio doors to the rear garden. The spacious kitchen overlooks the garden through a large window and has a door providing access to the utility room and WC. Upstairs boasts an extended master bedroom, a generously sized guest room, and a third bedroom or good proportion. The bathroom includes a separate shower cubicle, while the WC is conveniently separate. Externally, the property is well-positioned with low-maintenance front and rear gardens, the latter enjoying a sunny aspect. Parking is ample, and the garage is notably larger than average.

Framwellgate Moor is situated approx. 2 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.

With its convenient location, excellent amenities, and a vibrant community, Framwellgate Moor continues to be a sought-after destination for those seeking a balanced and enjoyable lifestyle.













GROUND FLOOR

Entrance Porch

Hallway

Lounge

16'2 x 12'0 (4.93m x 3.66m)

Dining Room

15'10 x 9'9 (4.83m x 2.97m)

Kitchen

11'3 x 11'2 (3.43m x 3.40m)

Utility Room

WC

Garage

25'1 x 11'7 (7.65m x 3.53m)

FIRST FLOOR

Bedroom

15'10 x 10'11 (4.83m x 3.33m)

Bedroom

13'1 x 11'9 (3.99m x 3.58m)

Bedroom

9'3 x 7'1 (2.82m x 2.16m)

Bathroom

Separate WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 45 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: D

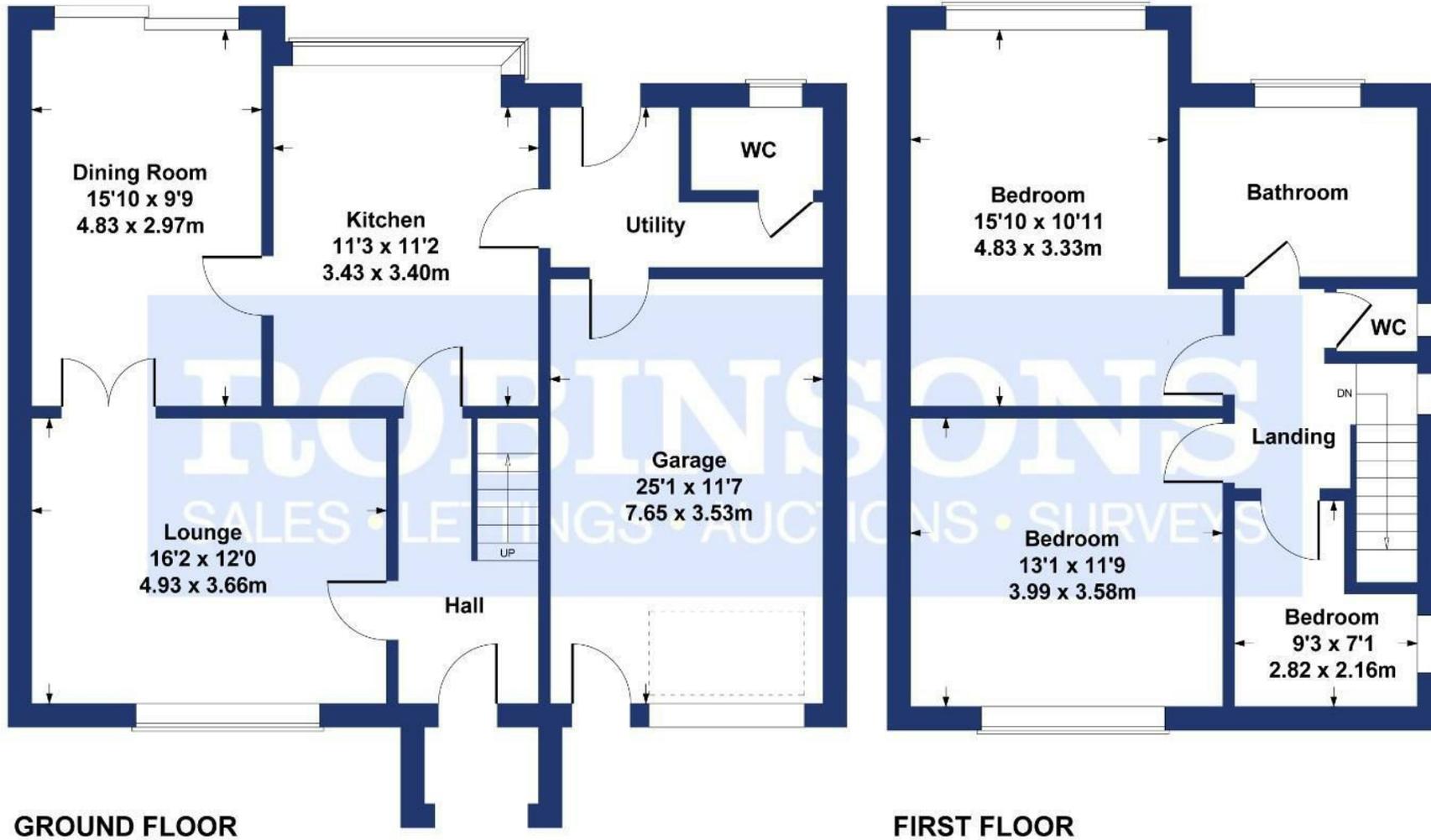
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robnsons cannot accept liability for any information provided.



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Approximate Gross Internal Area
1490 sq ft - 138 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	81
		EU Directive 2002/91/EC	



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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