



Toll House Road, Crossgate Moor, DH1 4HU
4 Bed - House - Semi-Detached
Offers Over £300,000

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Toll House Road

Crossgate Moor, DH1 4HU

Popular & Convenient Location ** Access to Good Educational Facilities ** Walking Distance to Durham City Centre ** Good Road Links North & South ** Access to Local Amenities ** Gardens, Parking & Garage ** Spacious & Well Presented ** Extended Layout **

The floor plan comprises: entrance porch, hall, comfortable lounge, dining room or office, fitted kitchen and WC. The first floor has four bedrooms, shower room/WC and main family bathroom/WC. Outside, there is ample front parking with access to the single garage. The rear garden is of a good size offer a degree of privacy.

Toll House Road is a highly sought-after and well-established residential location, enjoying a convenient position on the outskirts of the City, but being within easy walking distance of the Centre. Residents benefit from a wide variety of local amenities, including an extensive choice of shops, supermarkets, cafés, bars, and restaurants, as well as cultural and recreational facilities such as theatres, museums, and leisure centres.

Toll House Road is particularly well placed for those connected with the academic and healthcare sectors, being just a short distance from many of the University and College departments, together with Durham University Hospital. Excellent transport links are also close at hand, with both the bus and railway stations within easy reach, providing regular services across the region and beyond.

For those who commute by car, the property offers superb road connections, lying just off the A(167) and only a few minutes' drive from the A1(M) Motorway Interchange, ensuring straightforward access to Newcastle, Darlington, and further afield.

Combining accessibility, convenience, and a desirable residential setting, St. Bede's Close continues to be one of the most popular addresses in the area.













Entrance Porch

Hallway

Lounge

17'3 x 10'9 (5.26m x 3.28m)

Dining Room / Office

11'4 x 7'2 (3.45m x 2.18m)

Kitchen

14'6 x 9'8 (4.42m x 2.95m)

WC

FIRST FLOOR

Bedroom

14'4 x 12'4 (4.37m x 3.76m)

Bedroom

12'6 x 8'2 (3.81m x 2.49m)

Bedroom

10'4 x 6'6 (3.15m x 1.98m)

Bedroom

8'9 x 6'8 (2.67m x 2.03m)

Shower Room/WC

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: D

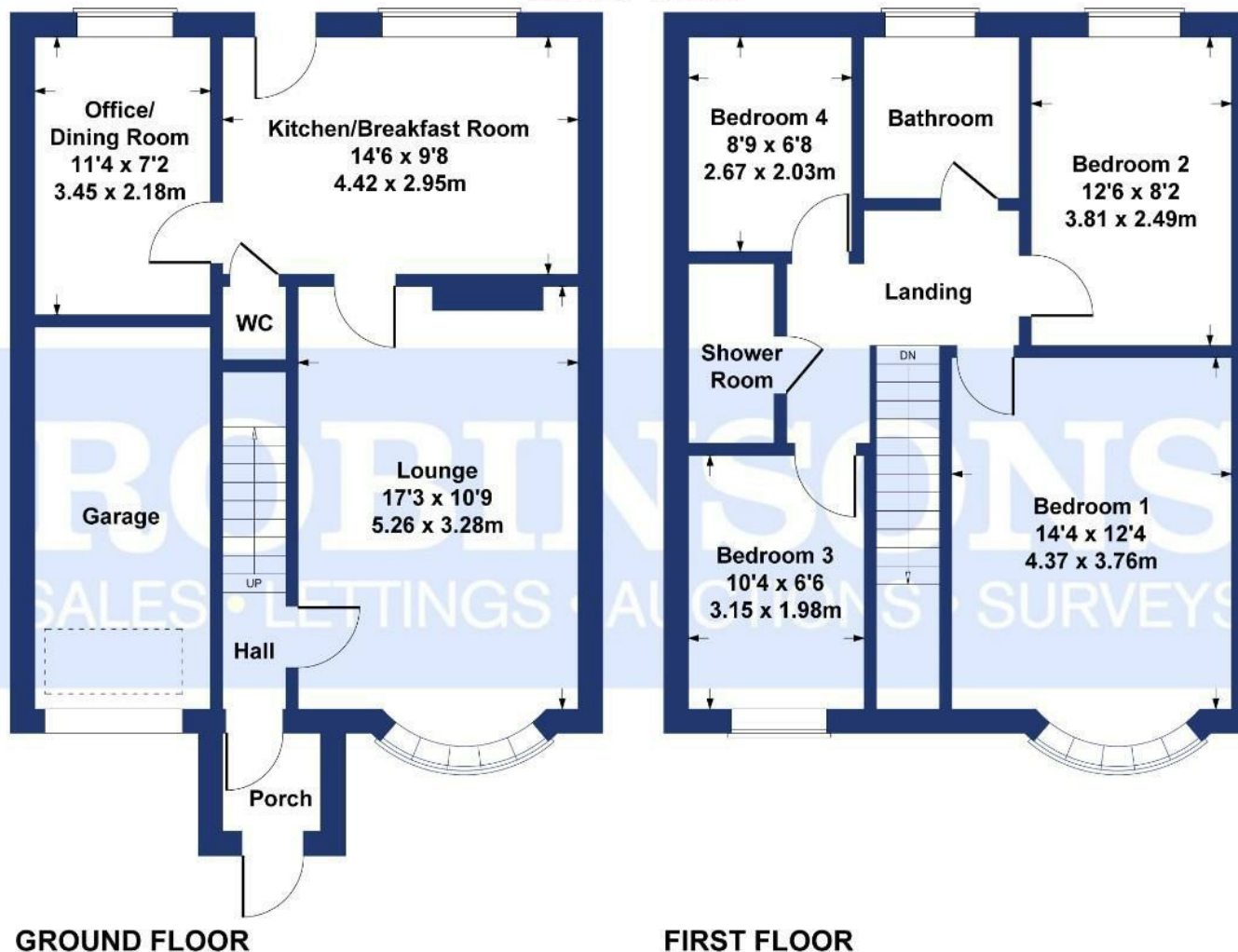
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons 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.



Toll House Road

Approximate Gross Internal Area
1250 sq ft - 116 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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