

Woodward Way, Aykley Heads, DH1 5ZH
 3 Bed - House - Semi-Detached
 £255,000

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

Competitive Price ** Very Popular Location ** Outskirts of Durham ** Walking Routes ** Good Road Links and Amenities Easily Accessible ** Enclosed Rear Garden ** Detached Garage & Parking ** Pleasant Front Outlook ** Early Viewing Advised **

The spacious floor plan, which is spread over three floors and comprises: entrance hallway, dining room, spacious kitchen/breakfast room with french doors to the rear garden and a downstairs cloak/wc. To the first floor there is the main bedroom, en-suite shower room/wc and comfortable living room with balcony overlooking the front green. The second floor has a further two good sized bedrooms and family bathroom/wc. Externally the property has a pleasant front outlook over the communal green, whilst the rear enjoys an enclosed garden with a degree of privacy, pleasant patio area, timber decking and lawn areas. The property also has a separate garage and parking to the rear.

Situated to the north of the historic city of Durham, Aykley Woods boasts an excellent location close to businesses, shops and all that Durham has to offer. Durham City is home to one of the most recognisable landmarks in the UK, the stunning Durham Cathedral. Alongside Durham Castle, this UNESCO World Heritage Site arguably creates one of the most beautiful views in the country. The historic city is filled with medieval architecture and with the River Wear running through, it really is a fantastic place to call home.

Aykley Woods benefits from Durham's excellent transport links and good choice of schooling, as well as one of the UK's top Universities

Council tax band D - approx. £2203pa
EPC rating B

GROUND FLOOR

Hallway

Cloak/WC

Dining Room

10'0 x 8'0 (3.05m x 2.44m)

Kitchen Dining Room

13'0 x 12'10 (3.96m x 3.91m)

FIRST FLOOR

Living Room

13'1 x 9'2 (3.99m x 2.79m)

Bedroom

13'1 x 9'6 (3.99m x 2.90m)

En-Suite

SECOND FLOOR

Bedroom

13'1 x 9'6 (3.99m x 2.90m)

Bedroom

13'0 x 10'2 (3.96m x 3.10m)

Bathroom/WC

6'2 x 5'6 (1.88m x 1.68m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

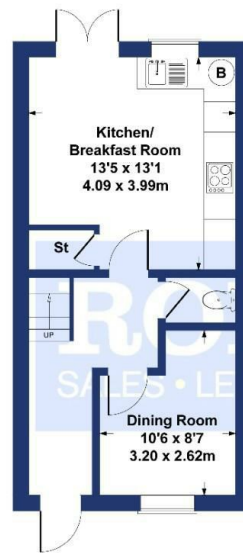
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Woodward Way

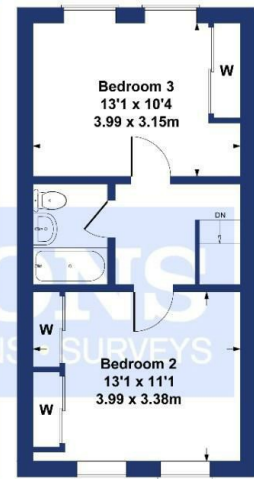
Approximate Gross Internal Area
1086 sq ft - 101 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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. 2022

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 101-120 A	92-100 A
81-100 B	71-91 B
61-80 C	51-70 C
41-60 D	31-50 D
21-40 E	11-30 E
1-20 F	1-10 F
Not energy efficient - higher running costs 1-20 G	1-10 G
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 101-120 A	92-100 A
81-100 B	71-91 B
61-80 C	51-70 C
41-60 D	31-50 D
21-40 E	11-30 E
1-20 F	1-10 F
Not environmentally friendly - higher CO ₂ emissions 1-20 G	1-10 G
England & Wales	EU Directive 2002/91/EC

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.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 efficient 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk