



Church Street, Quarrington Hill, DH6 4QF
2 Bed - House - Terraced
O.I.R.O £72,500

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Church Street Quarrington Hill, DH6 4QF

No Upper Chain ** Spacious & Extended ** Private & Sunny Rear Aspect ** Village Location ** Outskirts of Durham ** Some General Updating Required ** Upvc Double Glazing & GCH Via Combination Boiler ** Large Rear Garden ** Good Potential ** Spacious Loft Area ** Ideal For Variety of Buyers **

The floor plan comprises; entrance vestibule, comfortable lounge, spacious dining room which flows to the kitchen, which in-turn leads to the rear conservatory, and there is a downstairs bathroom/WC. The first floor has two double bedrooms, one of which has a convenient en-suite WC and wash basin. Outside, there is a small courtyard garden, and over the service lane is a large enclosed garden with private and sunny aspect.

Quarrington Hill, a charming village in County Durham, offers a peaceful rural setting with easy access to urban conveniences, making it an attractive option for potential buyers. The village has essential amenities, a community centre, and traditional pubs, while larger shopping and leisure facilities are just a short drive away in nearby towns. The surrounding countryside provides stunning views and opportunities for outdoor activities, including walking and cycling along scenic trails like those in Cassop Vale Nature Reserve.

Quarrington Hill is well-connected by road, with the A181 offering a straightforward route to Durham City and other nearby areas. Regular bus services further enhance accessibility, making it a suitable location for commuters and families alike. Its blend of village charm, access to nature, and proximity to essential services makes Quarrington Hill a desirable choice for those seeking a balanced and tranquil lifestyle.











GROUND FLOOR

Entrance Vestibule

Lounge

14'06 x 11'09 (4.42m x 3.58m)

Dining Room

14'05 x 11'05 (4.39m x 3.48m)

Kitchen

9'06 x 8'09 (2.90m x 2.67m)

Conservatory

9'10 x 8'02 (3.00m x 2.49m)

Bathroom/WC

7'03 x 5'06 (2.21m x 1.68m)

FIRST FLOOR

Bedroom

14'08 x 12'0 (4.47m x 3.66m)

Bedroom

14'08 x 11'06 (4.47m x 3.51m)

En-Suite WC & Wash Basin

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 62 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

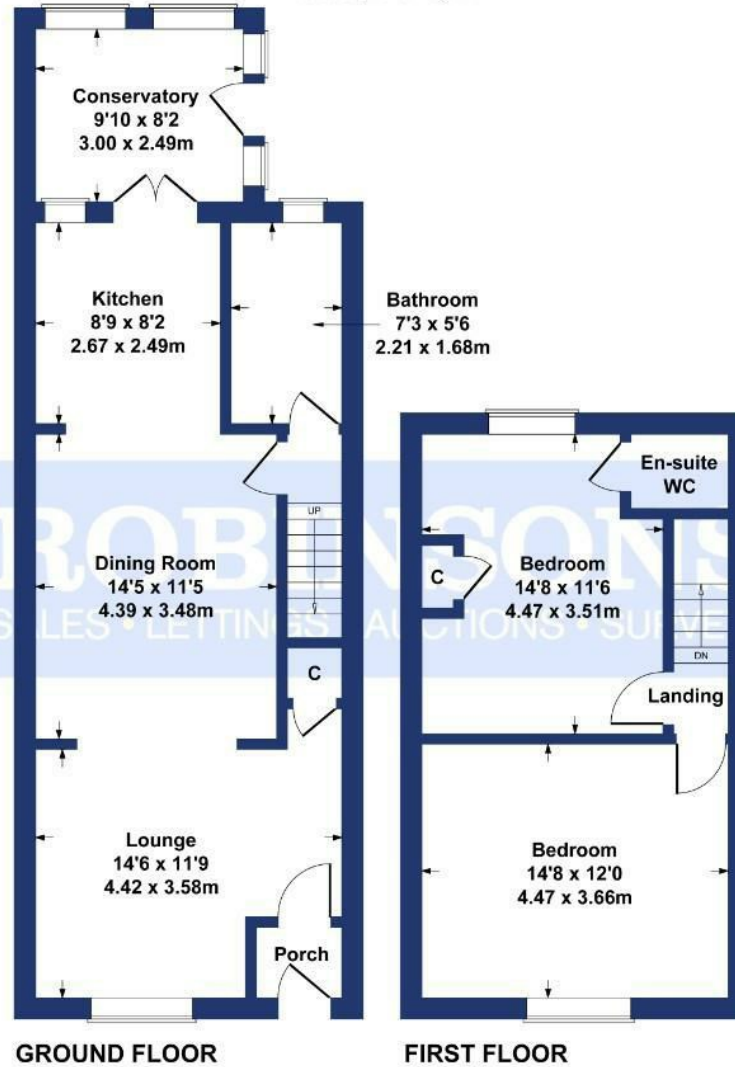
Energy Rating: C

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.



Church Street

Approximate Gross Internal Area
1008 sq ft - 94 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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.



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