



Salvin Street, Croxdale, DH6 5HZ  
2 Bed - House - Terraced  
£89,950

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We are delighted to offer to the market this very well presented and improved TWO BEDROOMED MID TERRACED HOME which would be an ideal purchase for a wide range of buyers including first time buyers, investors or small families and is offered to the market with no onward chain. The property is ideally located being close to local amenities, bus routes and schooling. Croxdale is also approx. 10 minute drive from Durham City centre itself. This lovely home has an endless amount of benefits and some of its key features are, modern kitchen, well presented bathroom, spacious lounge and two good sized bedrooms. An internal viewing comes highly recommended to fully appreciate this well presented home.

The floor plan briefly comprises of: entrance, lounge/dining room, stunning kitchen and to the first floor there are two good sized bedrooms and a family bathroom. Externally there is a yard to the rear and a communal green area to the front.

EPC Rating C  
Council Tax Band A

#### Lounge

18'5 x 15'9 max points (5.61m x 4.80m max points)

Stylish flooring, uPVC window, stairs to the first floor.

#### Kitchen

15'9 x 9'4 max points (4.80m x 2.84m max points )

Modern wall and base units, integrated oven, hob, extractor fan, microwave, plumbed for washing machine, stylish flooring, radiator, uPVC window, stainless steel sink with mixer tap and drainer, spotlights, access to the rear.

#### Landing

Access to the bedrooms and bathroom.

#### Bedroom One

13'3 x 11'9 + robes (4.04m x 3.58m + robes)

UPVC window, fitted wardrobes, radiator.

#### Bedroom Two

13'1 x 9'4 (3.99m x 2.84m)

UPVC window, radiator, wood effect flooring, storage cupboard.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled splashbacks, uPVC window, radiator, spotlights.

#### Externally

To the front elevation, there is a pleasant communal green. While to the rear, there is a easy to maintain enclosed yard.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 72Mbps

Mobile Signal/Coverage: Good

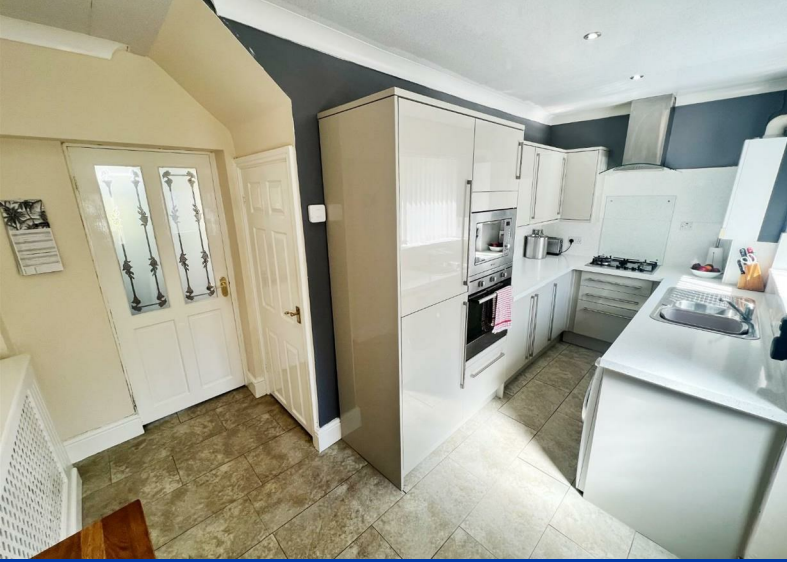
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,515.10 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.



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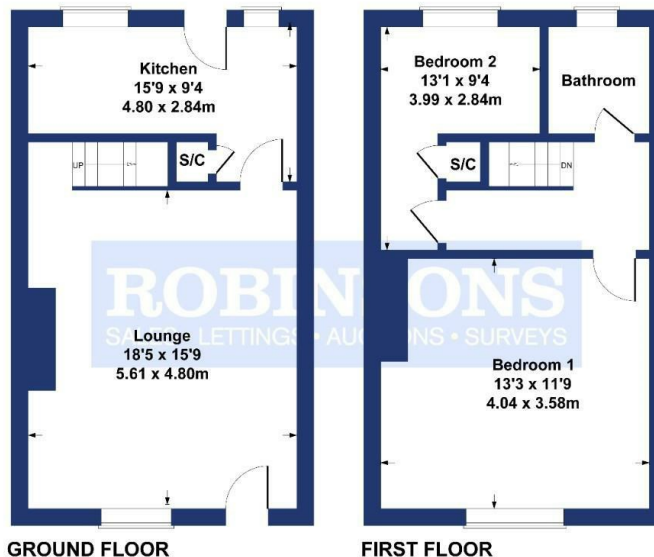
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Salvin Street**  
Approximate Gross Internal Area  
889 sq ft - 83 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	87		

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (12-15), B (16-20), C (21-25), D (26-30), E (31-35), F (36-40), G (41-45).

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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.

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