



Cottingham Grove, Thornley, DH6 3EJ
3 Bed - House - Semi-Detached
£133,000

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Cottingham Grove Thornley, DH6 3EJ

* NO CHAIN * CUL DE SAC POSITION * WELL PRESENTED * MASTER BEDROOM WITH EN-SUITE * GARAGE AND DRIVEWAY *

Offered to the market with the benefit of IMMEDIATE VACANT POSSESSION is this well presented three bedroom semi-detached home which occupies a pleasant cul de sac position on this traditionally sought after modern development.

The residence is conveniently situated near the various local services and conveniences offered by Thornley village. Its location is advantageous for commuters, being situated just off the A(181) Highway, granting easy access to Durham City and the A(19) Highway. This allows for efficient travel to different areas within the region. Durham City presents an even wider array of shopping, leisure opportunities, and amenities. The A(19) Highway also facilitates seamless road connections to other parts of the region.

The internal floorplan comprises of: entrance lobby, downstairs WC, comfortable lounge, and an attractive dining kitchen with French doors to rear garden. On the first floor there are three bedrooms, the master having en-suite facilities. To finish off the first floor there is a white suite family bathroom.

To the front external there is a small low maintenance garden area, driveway, and garage. To the rear is an enclosed garden with raised decked patio.











GROUND FLOOR

Entrance Hallway

WC

Lounge

16'9 x 16'5 (5.11m x 5.00m)

Dining Kitchen

16'5 x 8'6 (5.00m x 2.59m)

FIRST FLOOR

Bedroom One

13'1 x 8'6 (3.99m x 2.59m)

En-Suite

Bedroom Two

9'10 x 9'2 (3.00m x 2.79m)

Bedroom Three

9'2 x 6'3 (2.79m x 1.91m)

Bathroom

Agent Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801 p.a

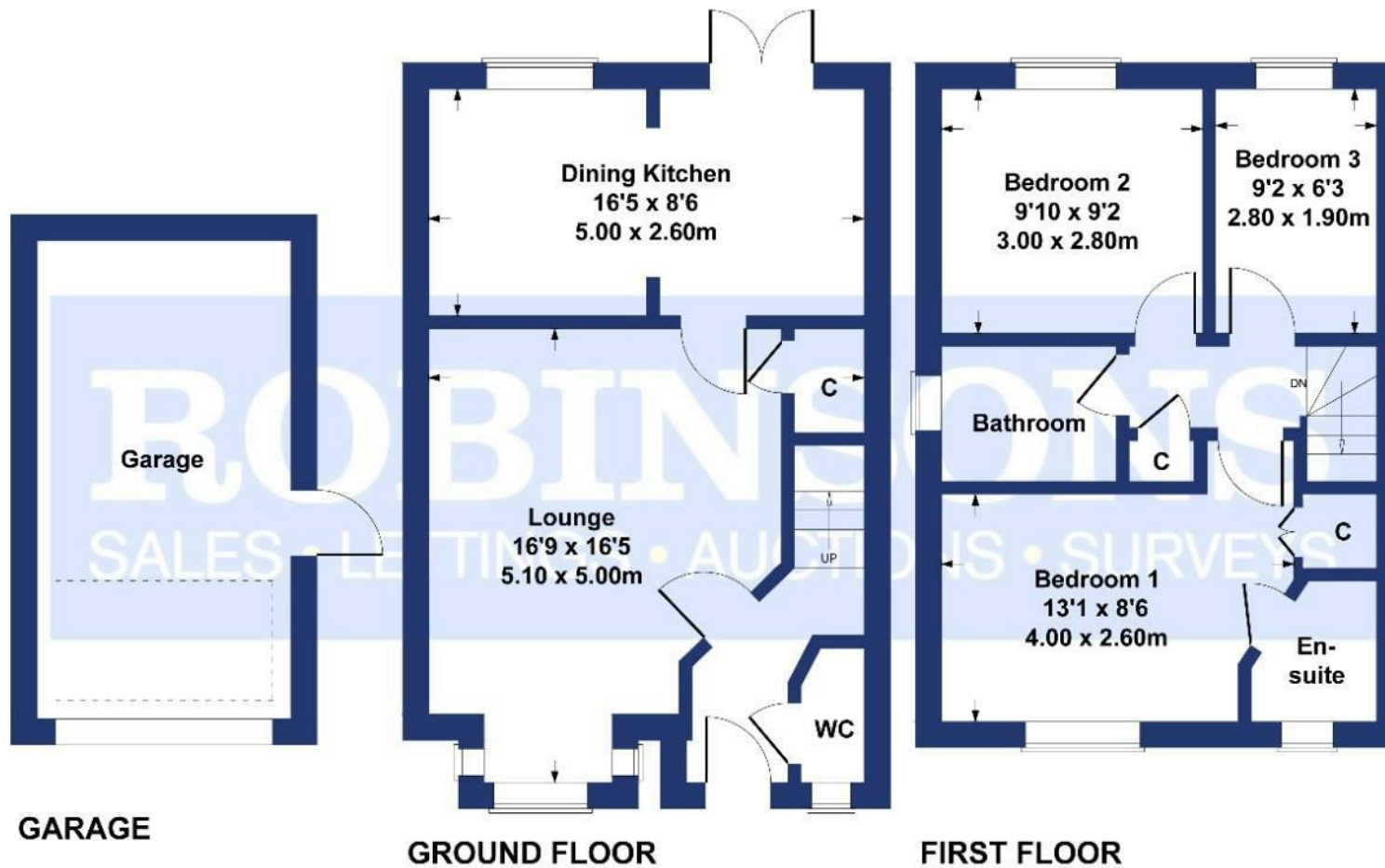
Energy Rating: C

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.



Cottingham Grove

Approximate Gross Internal Area
807 sq ft - 75 sq m
(Excluding Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		90
(81-81)	B		
(69-80)	C	76	
(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	

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. 2023

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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