



Colebrook

831

Crossgate, Durham City Centre, DH1 4PS
4 Bed - House - Detached
£550,000

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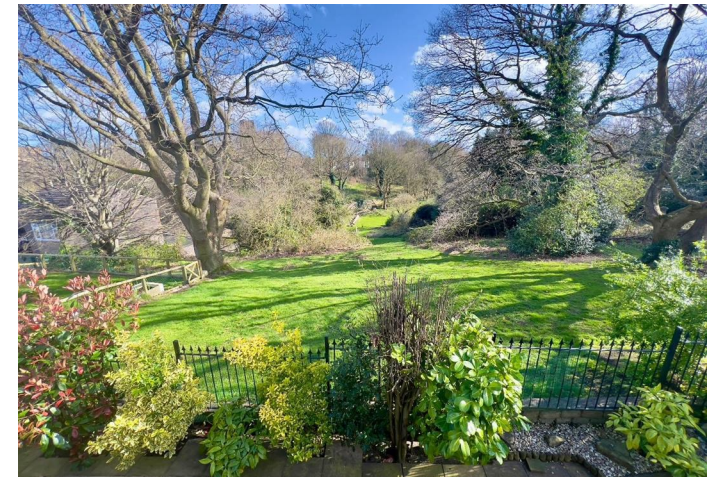
Crossgate

Durham City Centre, DH1 4PS

Rare Opportunity ** Spacious & Versatile Floor Plan ** Stunning Private & Sunny Rear Aspect ** Gardens, Parking & Garage ** Durham City Centre Location ** Well Presented & Maintained ** GCH & Double Glazing ** Fabulous Sun Terrace With Views Towards Durham Cathedral ** Open to A Variety of Buyers ** Must Be Viewed **

The spacious and versatile floor plan comprises: inviting entrance hallway, reception room with modern fitted kitchen, reception/bedroom with a study/dressing area, additional bedroom/reception room which has an en-suite shower room/WC, useful utility room with integral washer dryer and door out to the rear courtyard style garden. There is also a bathroom/WC. The first floor has a large living room which has a feature fireplace and door out to the rear sun terrace. There is also a large bedroom with bay window, shower room/WC, modern fitted kitchen, bedroom with WC and door out to the rear sun terrace. Outside the property occupies a stunning City centre position with gardens front and rear. The front has a lawned garden with spacious driveway, providing ample parking, and leads to the garage. The rear courtyard style garden offers stunning views and benefits from a sunny and private aspect.

Externally, the south-facing, stone-flagged terrace offers an ideal outdoor space for relaxation and entertainment, boasting a high level of seclusion and privacy. Situated just a short stroll from the city centre, with its charming winding streets and diverse array of leisure, retail, and cultural amenities, the location is highly convenient. Additionally, there are several excellent state and private schools nearby. The property provides convenient access to the picturesque cityscape and riverside, as well as the main railway station offering intercity connections across the country. Junction 62 of the A1M motorway is a mere few miles to the east, accessible via the A690, facilitating easy travel to both North and South.













GROUND FLOOR

Entrance Hallway

Reception Room With Kitchen

15'03 x 11'03 (4.65m x 3.43m)

Study/Dressing Area

13'10 x 4'04 (4.22m x 1.32m)

Reception / Bedroom

13'10 x 9'01 (4.22m x 2.77m)

Reception / Bedroom

12'09 x 9'10 (3.89m x 3.00m)

Shower Room/WC

7'07 x 6'01 (2.31m x 1.85m)

Utility Room

7'11 x 6'03 (2.41m x 1.91m)

Bathroom/WC

12'02 x 6'09 (3.71m x 2.06m)

FIRST FLOOR

Lounge

25'06 x 11'01 (7.77m x 3.38m)

Bedroom

11'10 x 15'0 (3.61m x 4.57m)

Shower Room/WC

5'07 x 5'04 (1.70m x 1.63m)

Kitchen

12'03 x 5'02 (3.73m x 1.57m)

Bedroom

10'06 x 9'01 (3.20m x 2.77m)

WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

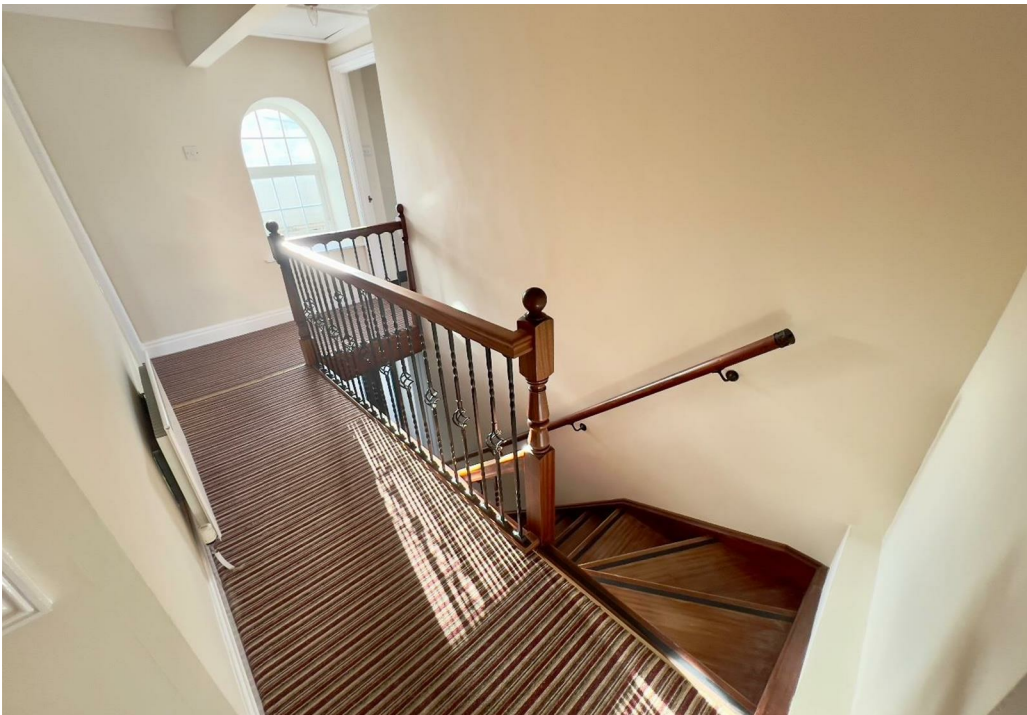
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band G - Approx. £3860 p.a

Energy Rating: E

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.



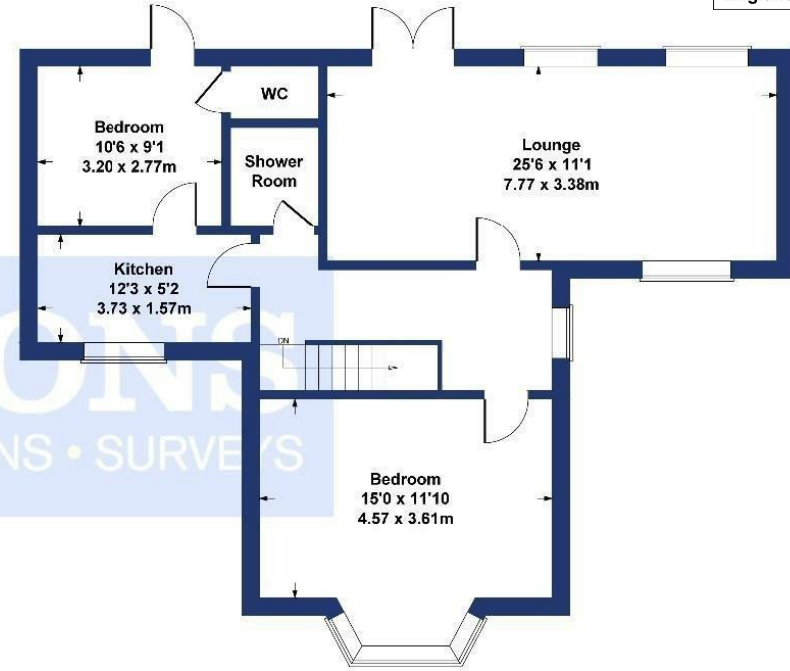


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Crossgate
Approximate Gross Internal Area
1995 sq ft - 185 sq m



GROUND FLOOR



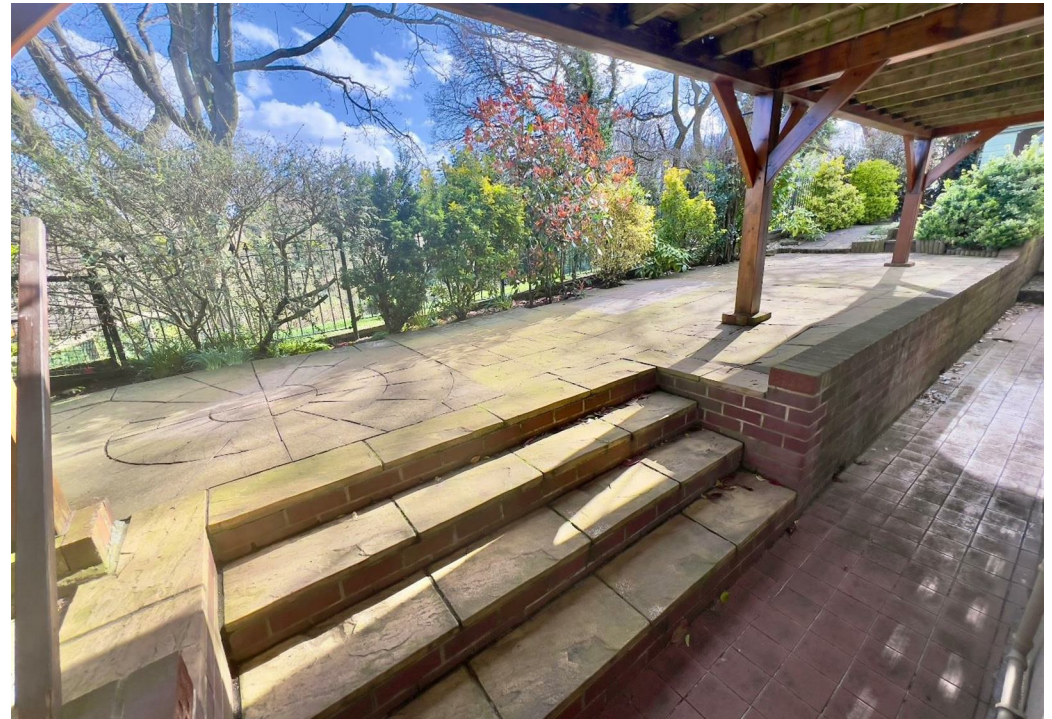
FIRST FLOOR

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. 2024

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









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