



Kirkwood Drive, Nevilles Cross, DH1 4FF  
3 Bed - House - Townhouse  
O.I.R.O £280,000

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# Kirkwood Drive

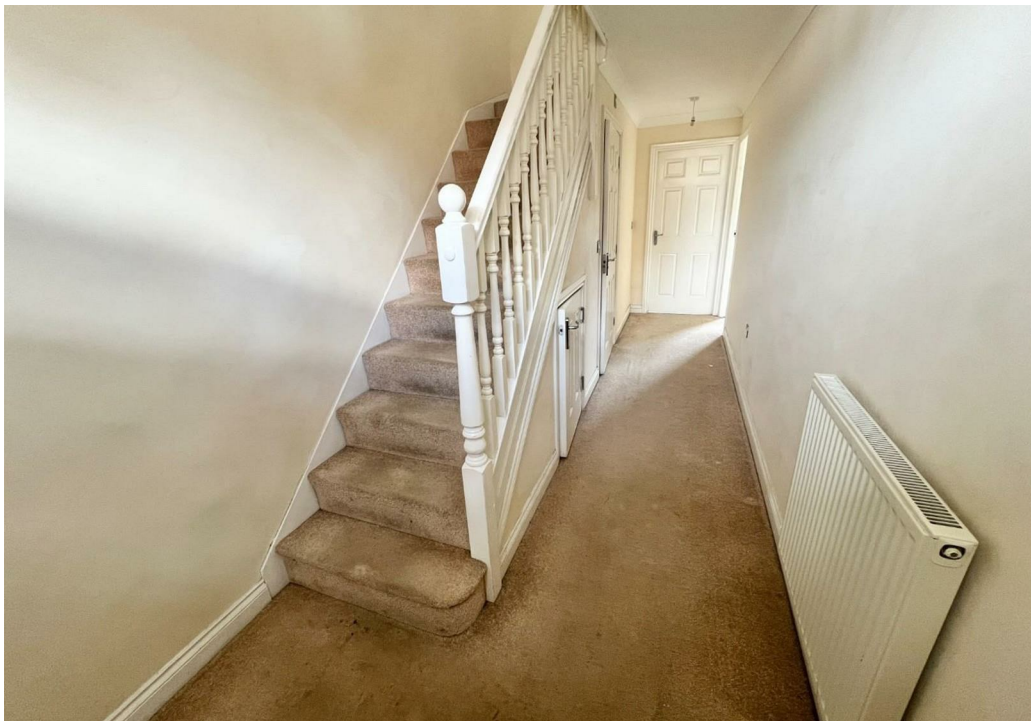
## Nevilles Cross, DH1 4FF

This stylish townhouse, finished in neutral tones, is a fantastic opportunity for buyers and is offered with no onward chain. Perfect for a professional couple or a mature family, this contemporary townhouse features a versatile layout across three floors.

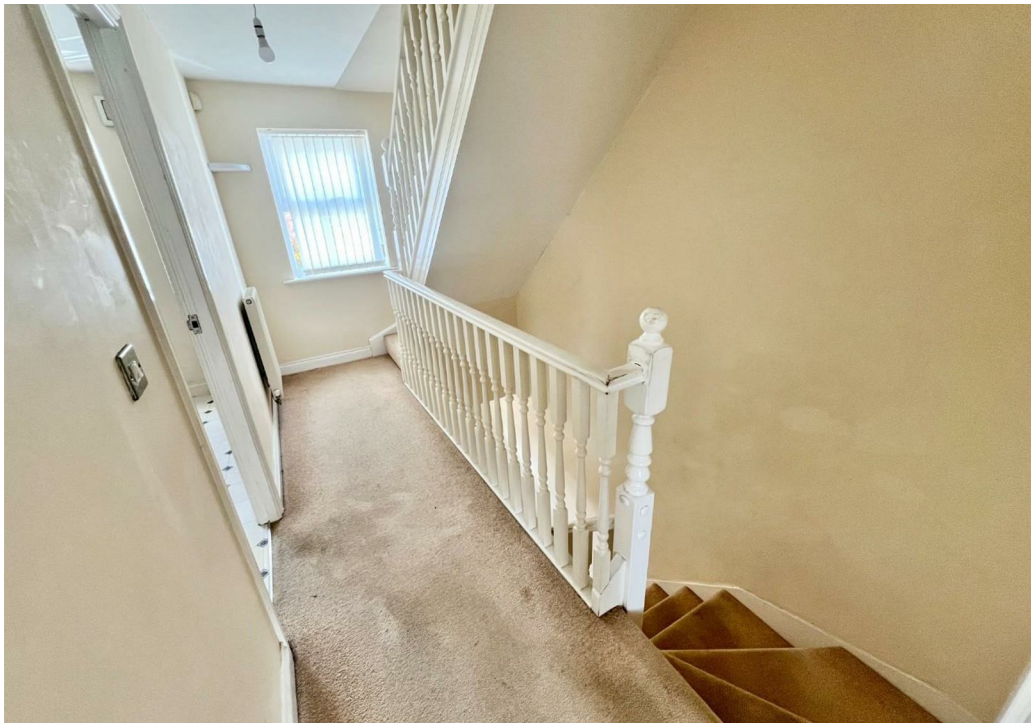
On the ground floor, there is a small double bedroom with an adjacent shower room, alongside a utility room that provides access to the rear garden. The first floor offers a spacious living/dining room with a feature gas fireplace, and a separate modern kitchen fitted with an integrated gas hob, electric oven, and extractor hood.

The second floor hosts two additional double bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom complete with a rinsing shower.

Externally, the property benefits from an integrated garage, a driveway with parking for one car, and an enclosed lawn garden to the rear. This property offers modern living in a convenient layout and is ready for immediate occupancy.









## GROUND FLOOR

### Hallway

### Shower Room

### Utility Room

6'7" x 6'3" (2.01m x 1.93m)

### Bedroom Three

25'10 x 8'0 (7.87m x 2.44m)

### Garage

17'1 x 7'9 (5.21m x 2.36m)

## FIRST FLOOR

### Landing

### Living Room

14'8 x 11'10 (4.47m x 3.61m)

### Kitchen

11'9 x 7'10 (3.58m x 2.39m)

## SECOND FLOOR

### Landing

### Bedroom One

8'9 8'9 (2.67m 2.67m)

### En-Suite

### Bedroom Two

12'7 x 11'8 (3.84m x 3.56m)

### Bathroom

## OUTSIDE

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

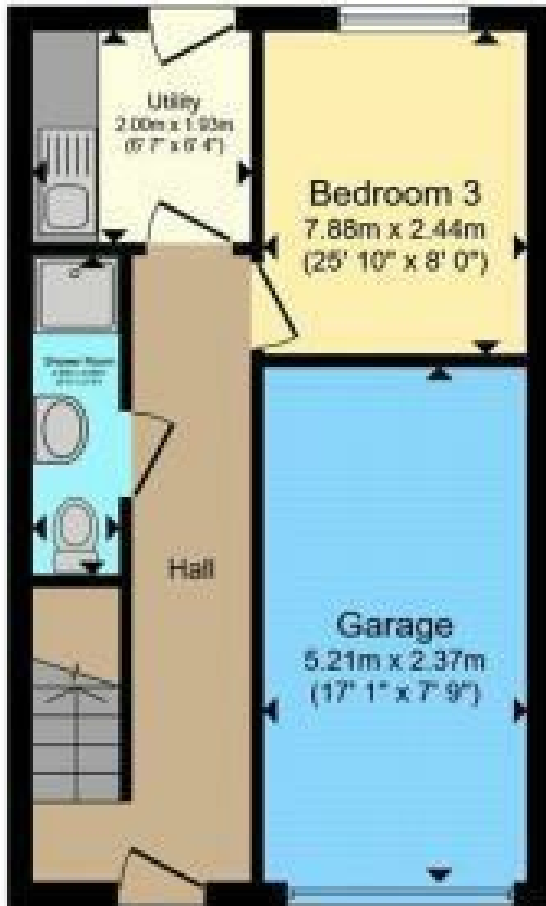
Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

Energy Rating: C

Annual estate charge - £95.39

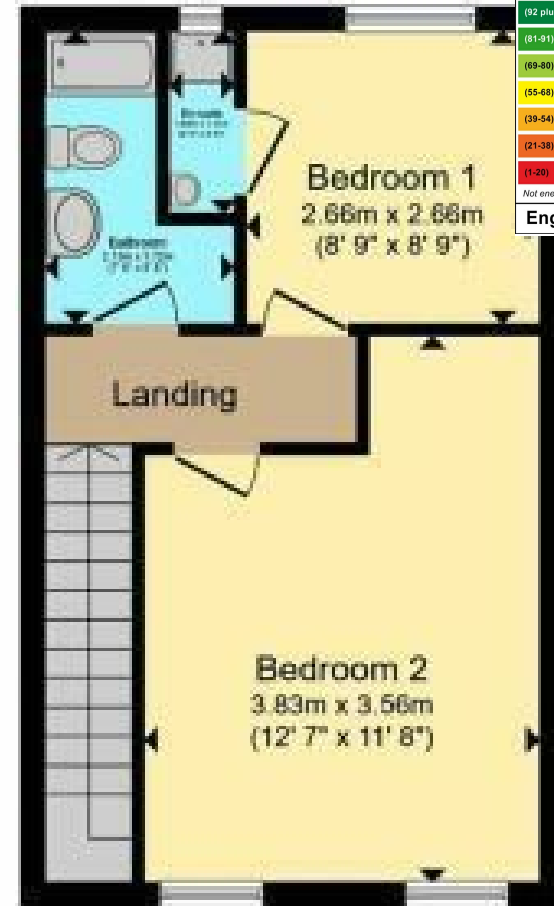
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



**Ground Floor**



**First Floor**



**Second Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
		85
	70	

Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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