



Warwick Court, Merryoaks, DH1 3QA
3 Bed - House - Semi-Detached
O.I.R.O £240,000

ROBINSONS
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Warwick Court

Merryoaks, DH1 3QA

* NO CHAIN * WELL PRESENTED AND MAINTAINED * LOVELY OUTLOOK * ATTRACTIVE KITCHEN AND BATHROOM * SIZEABLE GARDENS, DRIVEWAY, AND DETACHED GARAGE *

Offered to the market with the advantage of no onward chain, this rarely available and well presented three-bedroom semi-detached family home is situated in the highly sought-after location of Merryoaks, Durham. Merryoaks is known for its picturesque surroundings, excellent local amenities, and close proximity to Durham City Centre, making it a desirable area for families and professionals alike.

Retaining much charm and character, the property has been well maintained and improved, and features a floor plan that includes: an entrance hallway, a comfortable lounge with a walk-in bay window, and a lovely kitchen and dining area with French doors to the rear garden.

On the first floor, there are two double bedrooms and a single bedroom together with the family bathroom.

Externally, there is a garden and driveway to the front, and a pleasantly sized enclosed garden to the rear. There is also a detached garage.













GROUND FLOOR

Hallway

Lounge

15'1" x 12'9" into bay (4.6 x 3.9 into bay)

Dining Kitchen

19'8" x 8'2" (6 x 2.5)

FIRST FLOOR

Landing

Bedroom

11'5" x 11'1" (3.5 x 3.4)

Bedroom

11'1" x 8'6" (3.4 x 2.6)

Bedroom

8'2" x 6'10" (2.5 x 2.1)

Bathroom

8'2" x 4'7" (2.5 x 1.4)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: C



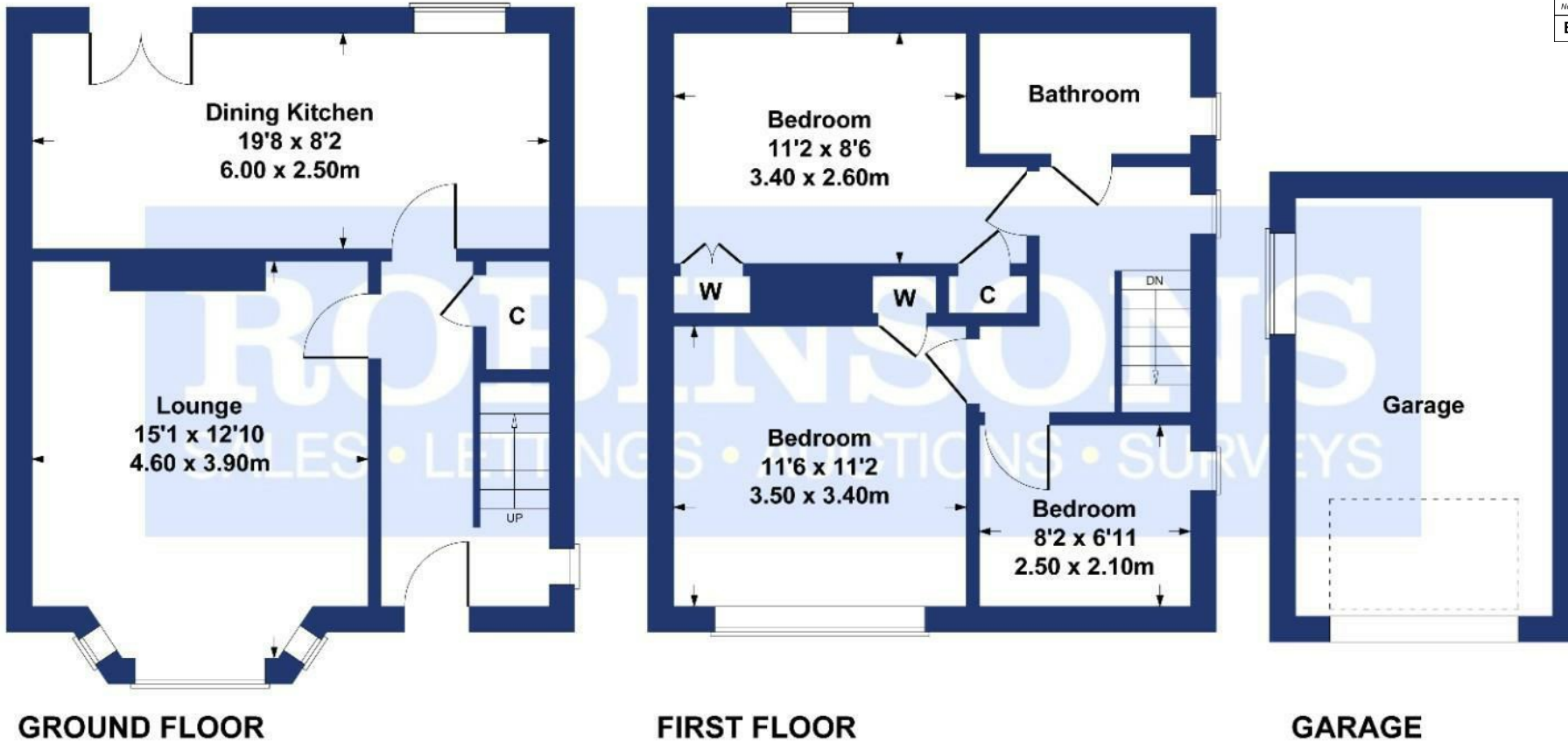
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Warwick Court

Approximate Gross Internal Area
872 sq ft - 81 sq m
(Excluding Garage)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | 85 |
| (61-81) | 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 | |



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 services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

