



Hastings Avenue, Merryoaks, DH1 3QQ  
3 Bed - House - Semi-Detached  
£290,000

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# Hastings Avenue Merryoaks, DH1 3QQ

\* RARELY AVAILABLE \* STUNNING PRESENTATION THROUGHOUT \* A MUST VIEW \*

Offered to the market is this rarely available, extended, and beautifully presented three-bedroom semi-detached family home, situated in the highly sought-after location of Merryoaks, Durham.

Merryoaks is renowned for its picturesque surroundings, excellent local amenities, and close proximity to Durham City Centre, making it a desirable area for both families seeking good schooling, and professionals.

This home is offered to an exceptionally high specification throughout and benefits from UPVC double glazing and gas-fired central heating via a combination boiler.

The floor plan comprises: an entrance porch, hallway, welcoming lounge with walk-in bay window, dining area with French doors leading to the rear garden, and a stunning kitchen currently undergoing new flooring installation.

On the first floor, there are two double bedrooms and one single bedroom, with the master bedroom featuring a walk-in bay window. Additionally, there is a beautiful bathroom with a WC, and a separate WC.

Externally, there is a front garden and parking space for one to two cars. At the rear, there is a sizeable lawned garden with a patio area.

Early viewing is strongly advised on what we think will be an incredibly popular home.













## Entrance Porch

## Hallway

## Lounge

13'5" x 12'1" into bay (4.1 x 3.7 into bay)

## Dining Area

12'1" x 10'9" (3.7 x 3.3)

## Kitchen

15'5" x 8'6" max (4.7 x 2.6 max)

## FIRST FLOOR

## Landing

## Bedroom

15'1" x 11'1" (4.6 x 3.4)

## Bedroom

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

## Bedroom

9'10" x 6'10" (3 x 2.1)

## Bathroom

## Additional WC

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 78 Mbps

Mobile Signal/Coverage: Good

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.

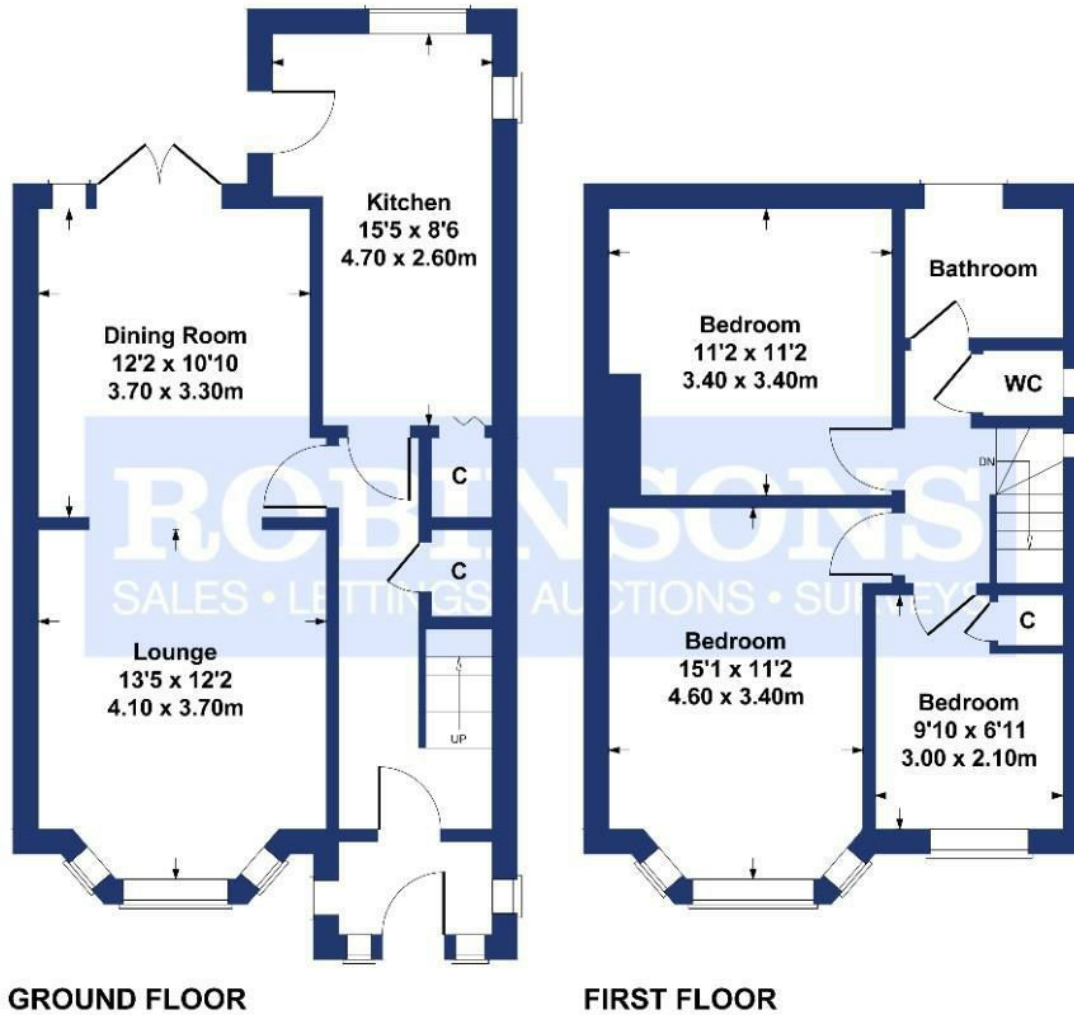






# Hastings Avenue

Approximate Gross Internal Area  
990 sq ft - 92 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	72	
(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	

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.

