



Gleneagles Way, Mount Oswald, DH1 3FH  
4 Bed - House - Semi-Detached  
O.I.R.O £375,000

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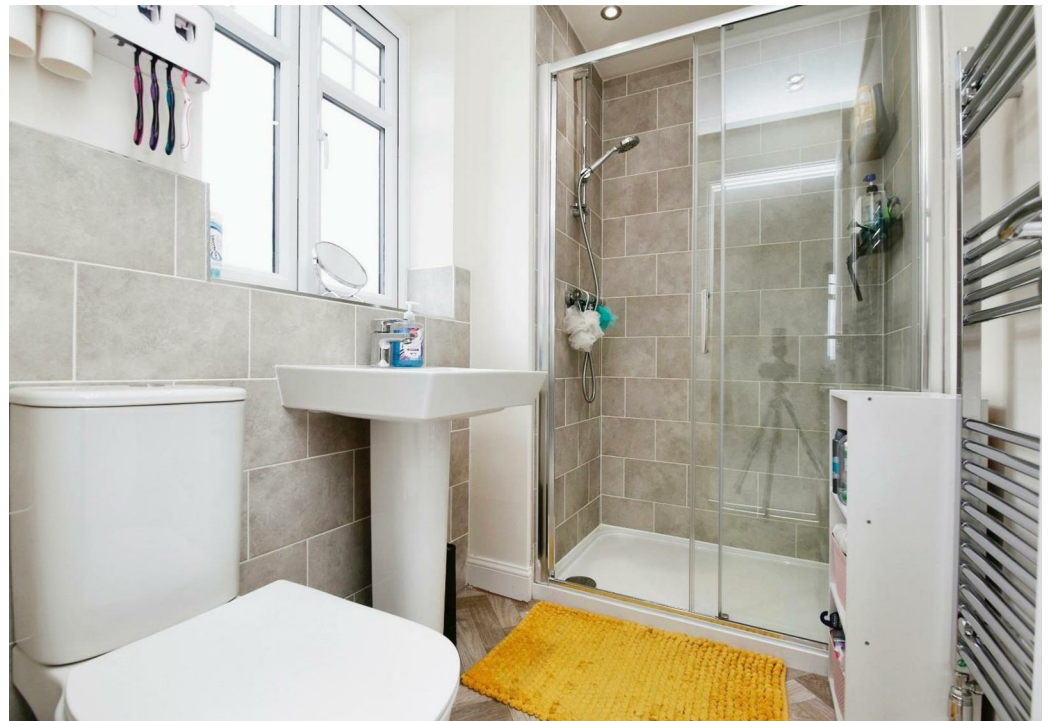
# Gleneagles Way

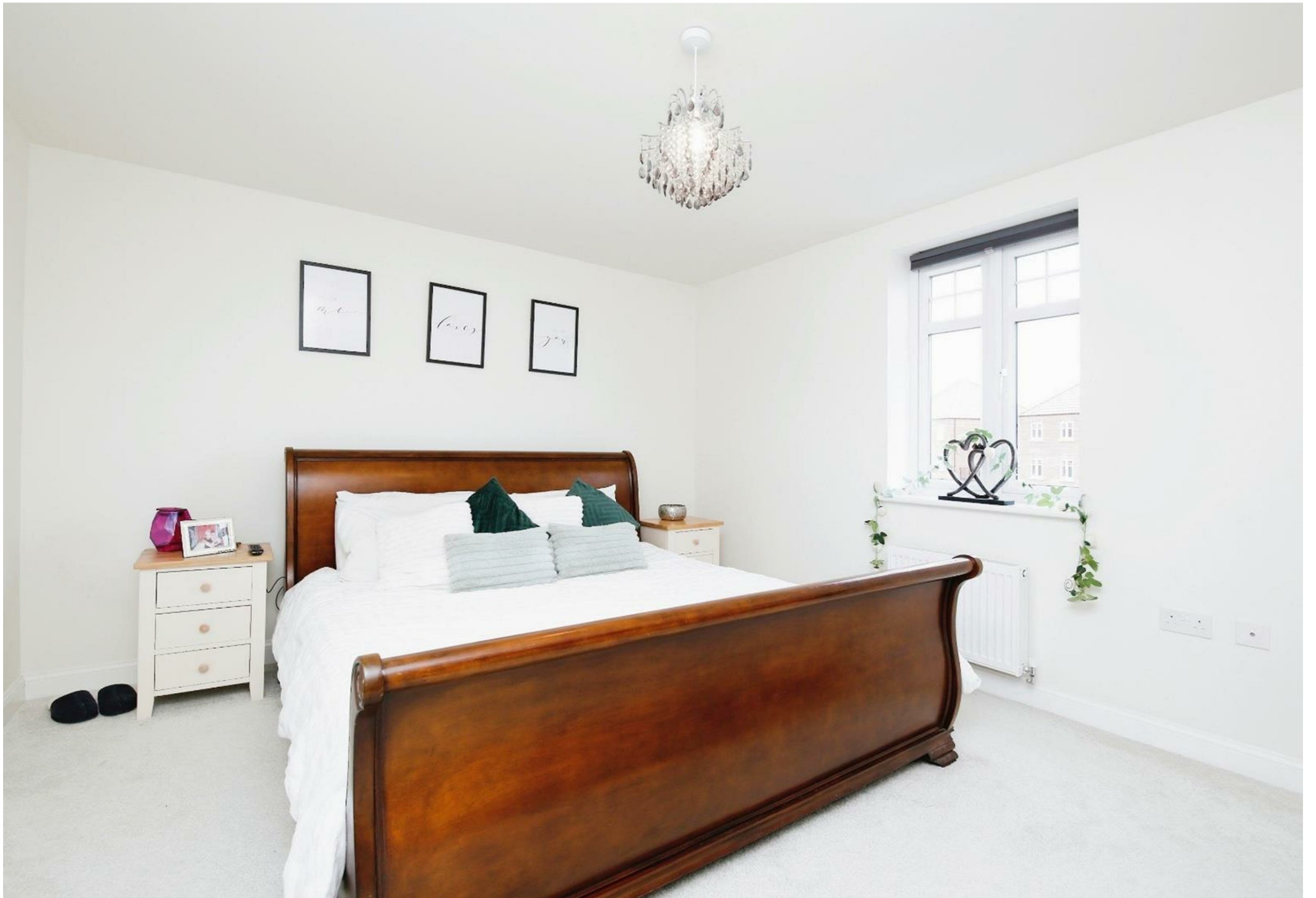
## Mount Oswald, DH1 3FH

Superb Larger Style Family Home \*\* Pleasant Position \*\* Private & Sunny Rear Aspect \*\* Spacious & Versatile Floor Plan Over Three Floors \*\* Highly Regarded & Sought After Location \*\* Front Outlook Over Green \*\* Double Length Driveway & Single Detached Garage \*\* Four Double Bedrooms & Two Bathrooms \*\* Must Be Viewed \*\*

The floor plan comprises: inviting entrance hallway, comfortable family lounge with French doors opening out to the landscaped rear garden, stunning fitted kitchen diner, with a range of high gloss units and a selection of integral appliances. There is also a separate WC for added convenience. The first floor has the large master bedroom with en-suite shower room and a further double bedroom. The second floor has a further two double bedrooms and family bathroom/WC which includes over bath shower. Outside, the property occupies arguably one of the best positions on the development, and has gardens, double length driveway and detached garage.

This newly constructed estate boasts an unparalleled location, just 2 miles to the South of Durham City. The city itself is renowned for its breathtaking world heritage castle and cathedral complex, charming cobbled streets, and a plethora of restaurants, hotels, and shopping opportunities. The meandering River Wear adds to the city's charm, offering delightful walking routes, and the surrounding area is blessed with abundant green spaces and parks. For those seeking a cosy local spot, the nearby pub, The Duke of Wellington, provides a welcoming atmosphere. Families will find the house ideally situated within the catchment area for two reputable schools, Johnston and St. Leonards. Additionally, the property is within walking distance of the private schools, Durham School and Durham High School for Girls, both known for their excellent educational standards. This combination of a prime location and access to quality education makes this property truly exceptional.









## GROUND FLOOR

Hallway

WC

Lounge

13'9 x 13'9 (4.19m x 4.19m)

Kitchen Diner

13'1 x 11'6 (3.99m x 3.51m)

## FIRST FLOOR

Bedroom

13'9 x 11'6 (4.19m x 3.51m)

En-Suite Shower Room

Bedroom

13'9 x 8'10 (4.19m x 2.69m)

## SECOND FLOOR

Bedroom

13'9 x 10'6 (4.19m x 3.20m)

Bedroom

13'9 x 11'6 (4.19m x 3.51m)

Bathroom/WC

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 8 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2971 p.a

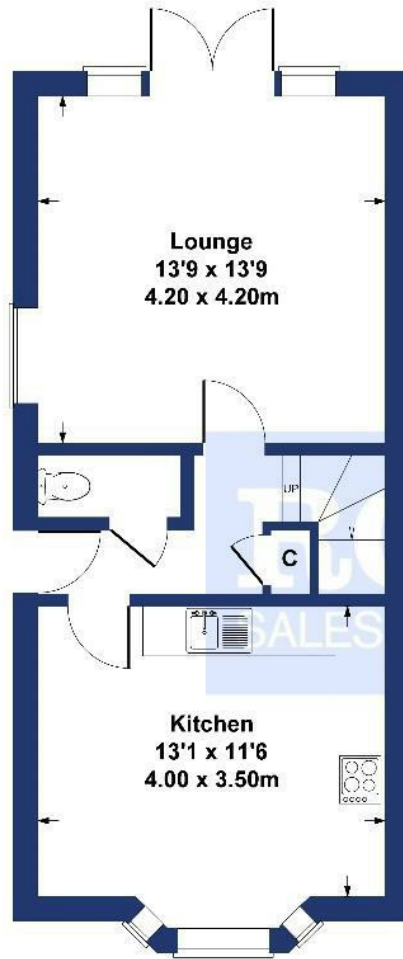
Energy Rating: B



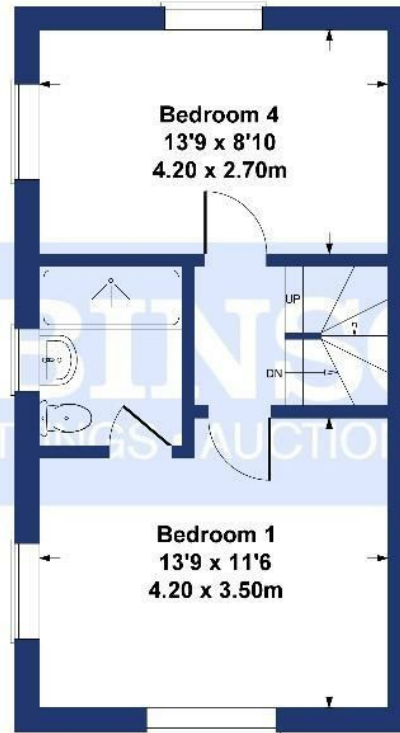
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

# Gleneagles Way

Approximate Gross Internal Area  
1206 sq ft - 112 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	94
(81-91)	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	

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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