



Kirkwood Drive, Nevilles Cross, DH1 4FF  
3 Bed - House - Terraced  
Offers Over £275,000

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# Kirkwood Drive

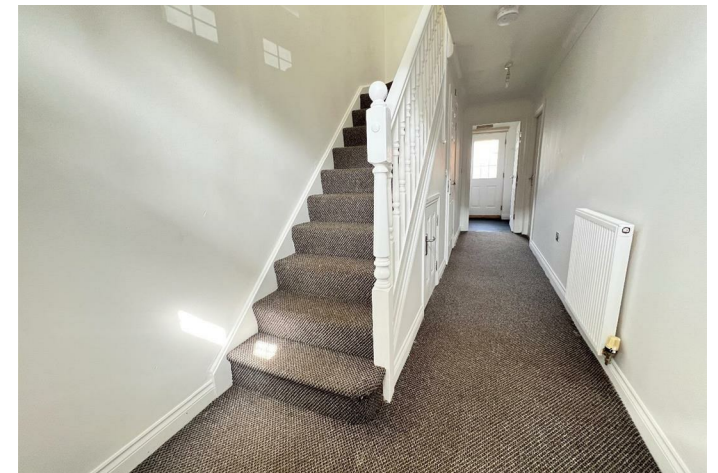
## Nevilles Cross, DH1 4FF

No Upper Chain \*\* Ideal Investment or Family Home \*\* Town House Over Three Floors \*\* Well Presented \*\* Close to Durham City & Major Transport Links \*\* Upvc Double Glazing & GCH \*\* Parking, Gardens & Garage \*\*

The accommodation spans three floors. On the ground floor, you'll find a bedroom, a shower room, and a utility room with access to the rear garden. The first floor features a fitted kitchen and a comfortable lounge. The second floor offers two double bedrooms, one with an en-suite shower room, along with a family bathroom and WC.

Externally, the property features a driveway, integral garage, and a rear garden that provides a serene retreat. Situated in the highly sought-after Sheraton Park near Neville's Cross, this location epitomises the charm of Durham City living. Its proximity to the A167 ensures effortless travel both north and south, making it an ideal choice for commuters.

Furthermore, the residence benefits from its proximity to esteemed educational institutions such as St Margaret's Primary and Durham Johnston Comprehensive, making it an ideal choice for families seeking quality education for their children. With its blend of modern convenience, privacy, and accessibility, this home presents a unique opportunity for discerning buyers in the Durham City area.











## GROUND FLOOR

Hallway

Shower Room

Bedroom

9'3 x 8'2 (2.82m x 2.49m)

Utility Room

6'3 x 5'4 (1.91m x 1.63m)

Garage

16'0 x 9'3 (4.88m x 2.82m)

## FIRST FLOOR

Lounge

14'9 x 13'6 (4.50m x 4.11m)

Kitchen

11'9 x 8'0 (3.58m x 2.44m)

## SECOND FLOOR

Bedroom

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

En-Suite

Bedroom

12'6 x 11'10 (3.81m x 3.61m)

Bathroom/WC

## Agents 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. £2431 p.a

Energy Rating: C

Annual estate charge approx. £90.00 payable to Kingston Open Spaces

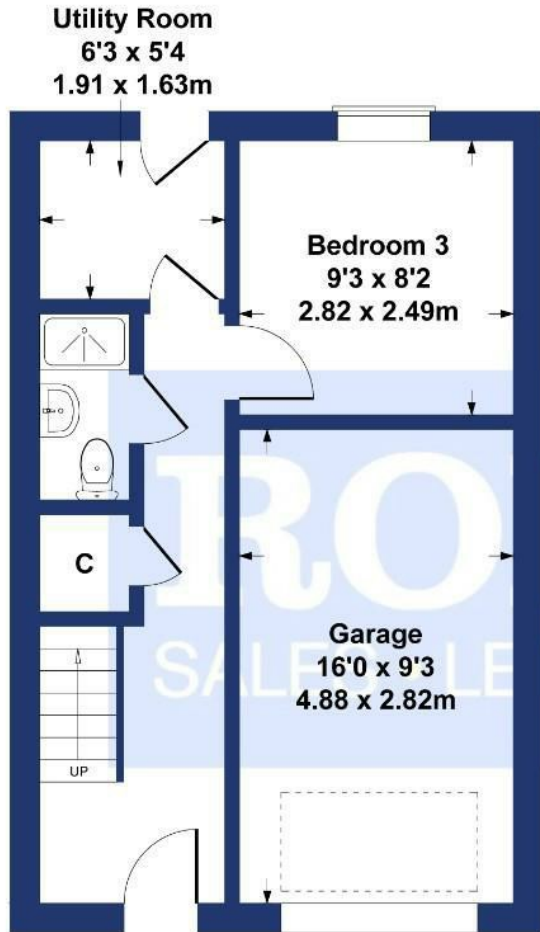


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

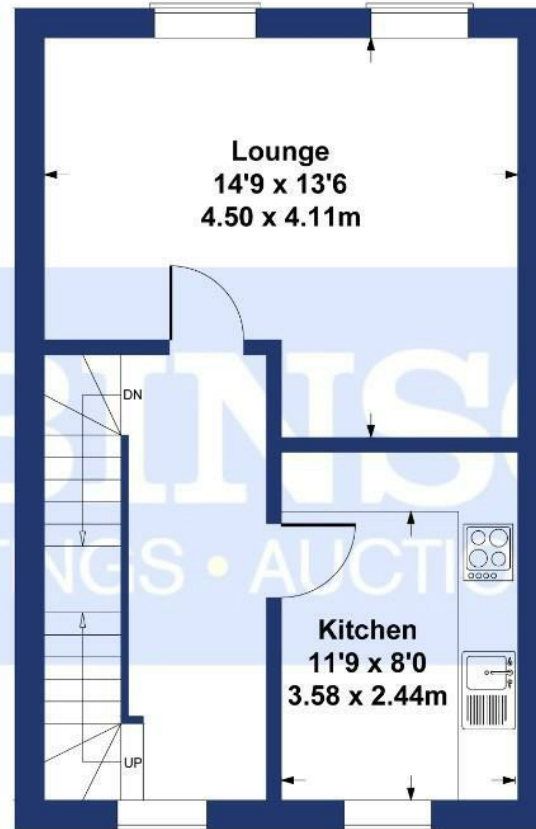
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Approximate Gross Internal Area  
1236 sq ft - 115 sq m

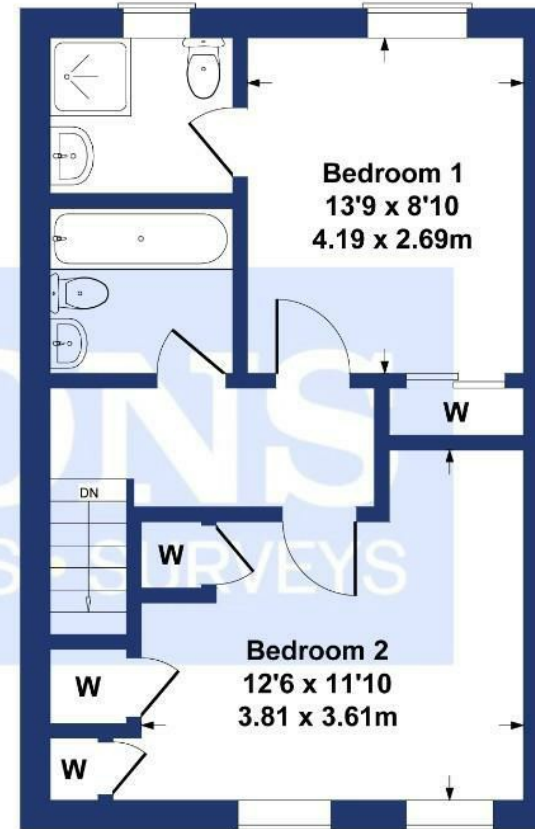
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(81-81)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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

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. Robynson can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynson staff may benefit from referral incentives relating to these services.



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