



Woodland Crescent, Kelloe, DH6 4LY  
3 Bed - House - Semi-Detached  
£140,000

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# Woodland Crescent Kelloe, DH6 4LY

**\*\* RARELY AVAILABLE \*\* LARGER DOUBLE-FRONTED HOME \*\* CURRENTLY BEING RE-DECORATED \*\* NEW DAMP PROOF COURSE INSTALLED TO THE REAR \*\* LARGE GARDEN WITH SCENIC FIELD VIEWS \*\* EXCEPTIONALLY WELL-PRESENTED AND IMPROVED \*\* GROUND FLOOR WC \*\* THREE SPACIOUS BEDROOMS \*\* EARLY VIEWING RECOMMENDED\*\***

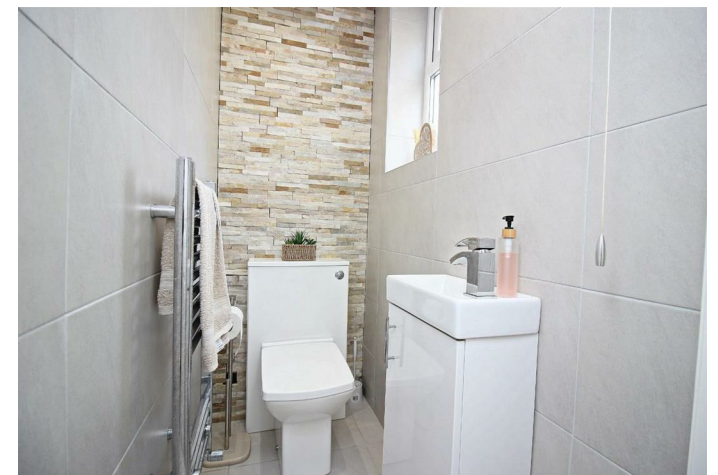
This is a unique opportunity to acquire a beautifully presented, extensively improved, and well-situated double-fronted family home, featuring picturesque views to the rear.

The generously proportioned floor plan includes: an entrance hallway, a comfortable lounge, an impressive dining area with an adjoining kitchen, a rear lobby, and a ground floor WC.

On the first floor, there are three spacious bedrooms and a stunning family bathroom/WC. The property boasts a large garden with a patio area, perfect for entertaining or family activities.

Woodland Crescent is located in the village of Kelloe, near Coxhoe, where a range of local amenities, recreational facilities, schools, and transport links are easily accessible.

Kelloe offers a short commute to Durham City and major transport links, including the A1(M), providing convenient access to surrounding towns and cities.





















## GROUND FLOOR

### Entrance Lobby

### Lounge

14'5" x 11'1" (4.4 x 3.4)

### Dining Area

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

### Kitchen

10'2" x 7'10" max (3.1 x 2.4 max)

### Rear Lobby

### Downstairs WC

## FIRST FLOOR

### Landing

### Bedroom

13'5" x 11'1" (4.1 x 3.4)

### Bedroom

10'9" x 9'2" (3.3 x 2.8)

### Bedroom

11'5" x 6'6" (3.5 x 2)

### 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 6 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: TBC

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.



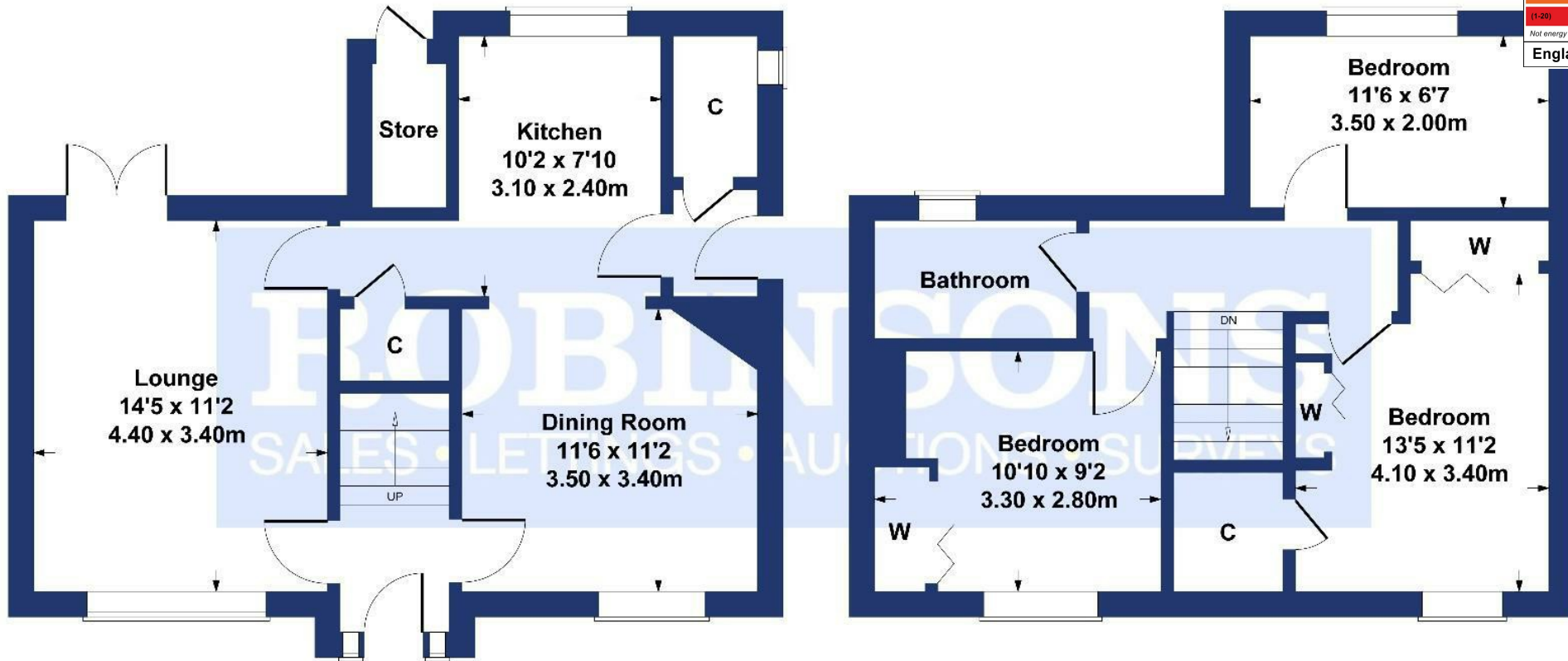




# Woodland Crescent

Approximate Gross Internal Area  
958 sq ft - 89 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(81-81)	B		
(69-80)	C	70	
(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**

**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.



