



Lindisfarne Road, Newton Hall, DH1 5YH
3 Bed - House - Semi-Detached
O.I.R.O £175,000

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Lindisfarne Road

Newton Hall, DH1 5YH

Popular Location ** Gardens & Parking ** Outskirts of Durham ** Double Glazing & GCH ** Freehold **

The floor plan briefly comprises: entrance hall, comfortable lounge, dining area with French style doors opening to the rear garden and patio area, kitchen and useful utility room. The first floor has three bedrooms and bathroom/wc. Outside are front and rear gardens, driveway and garage.

Situated approximately 3 miles north of Durham City Centre, Newton Hall stands as a well-regarded residential development renowned for its blend of convenience and comfort. Offering residents seamless access to an array of amenities, including comprehensive shopping outlets, recreational facilities, and essential services, this community serves as a haven for modern living.

Local conveniences such as nearby shops, schools, and the bustling Arnison Retail Park enhance the neighbourhood's appeal, catering to the diverse needs of its residents. Whether it's a quick grocery run, a leisurely shopping spree, or fulfilling educational requirements, Newton Hall's proximity to these amenities ensures convenience at every turn.

Moreover, for those commuting to work or exploring the surrounding areas, the property's strategic location proves advantageous. Just a short drive away lie the A(167) Highway and A1(M) Motorway, providing swift and efficient travel routes both north and south. This connectivity not only simplifies daily commutes but also opens up opportunities for exploration and adventure beyond the immediate vicinity.









GROUND FLOOR

Hallway

Lounge

15'1 x 11'6 (4.60m x 3.51m)

Dining Room

10'8 x 8'4 (3.25m x 2.54m)

Kitchen

10'8 x 9'0 (3.25m x 2.74m)

Utility Room

8'9 x 8'5 (2.67m x 2.57m)

FIRST FLOOR

Bedroom

11'8 x 9'10 (3.56m x 3.00m)

Bedroom

11'8 x 8'0 (3.56m x 2.44m)

Bedroom

8'8 x 7'7 (2.64m x 2.31m)

Bathroom

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 52 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

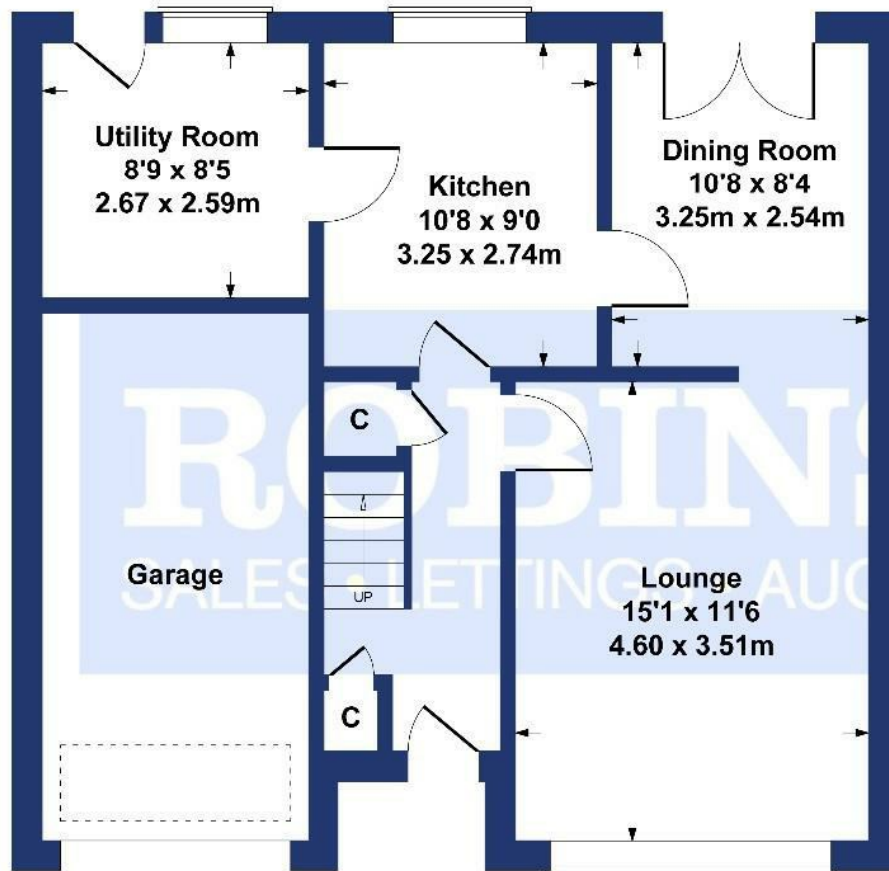
Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: D

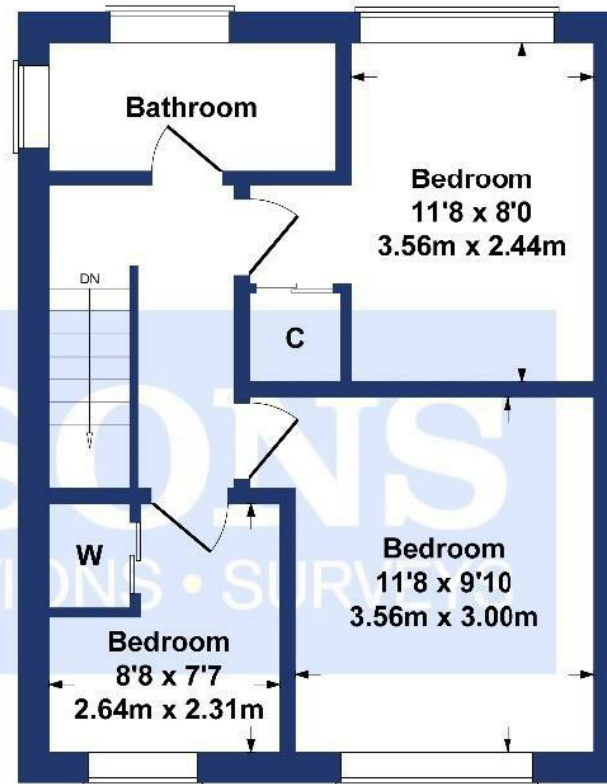
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

Lindisfarne Road

Approximate Gross Internal Area
947 sq ft - 88 sq m



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

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