



Old Dryburn Way, North End, DH1 5SE
3 Bed - House - Townhouse
O.I.R.O £255,000

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Old Dryburn Way North End, DH1 5SE

No Upper Chain ** Superb Family or First Home ** Good Buy-to-Let Potential ** Pleasant Position ** Very Popular & Convenient Location ** Well Presented & Upgraded ** Garden, Parking & Garage ** Upvc Double Glazing & GCH ** Close to Durham City, Amenities & Major Transport Links ** Early Viewing Advised **

The floor plan comprises: entrance hallway, cloak/WC, modern fitted kitchen and breakfast room, comfortable lounge with French doors opening to the rear garden and patio area. The first floor has family bathroom with shower attachment, and two double bedrooms. The second floor has large master bedroom with walk-in wardrobe and its own shower room/WC, which has been re-fitted with a double walk-in shower. Outside, the property boasts a pleasant and prominent position, with an enclosed rear garden that benefits from gated access and access to the single garage, which is ideal for parking and/or storage.

Situated in the highly regarded and popular North End area of Durham, the Old Dryburn Way development offers a convenient location within walking distance to the City Centre. Residents can easily access a comprehensive range of shopping, recreational facilities, and amenities. For commuters, the development is well-connected, with Durham train station and major road links easily reachable.













GROUND FLOOR

Hallway

Cloak/WC

Kitchen

11'10 x 6'3 (3.61m x 1.91m)

Lounge & Dining Room

17'8 x 13'0 (5.38m x 3.96m)

FIRST FLOOR

Bedroom

13'0 x 10'1 (3.96m x 3.07m)

Bedroom

13'0 x 10'6 (3.96m x 3.20m)

Bathroom/WC

6'5 x 6'3 (1.96m x 1.91m)

SECOND FLOOR

Bedroom

13'1 x 12'7 (3.99m x 3.84m)

Walk-In Wardrobe/Dressing Room

En-Suite Shower Room

8'9 x 6'5 (2.67m x 1.96m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

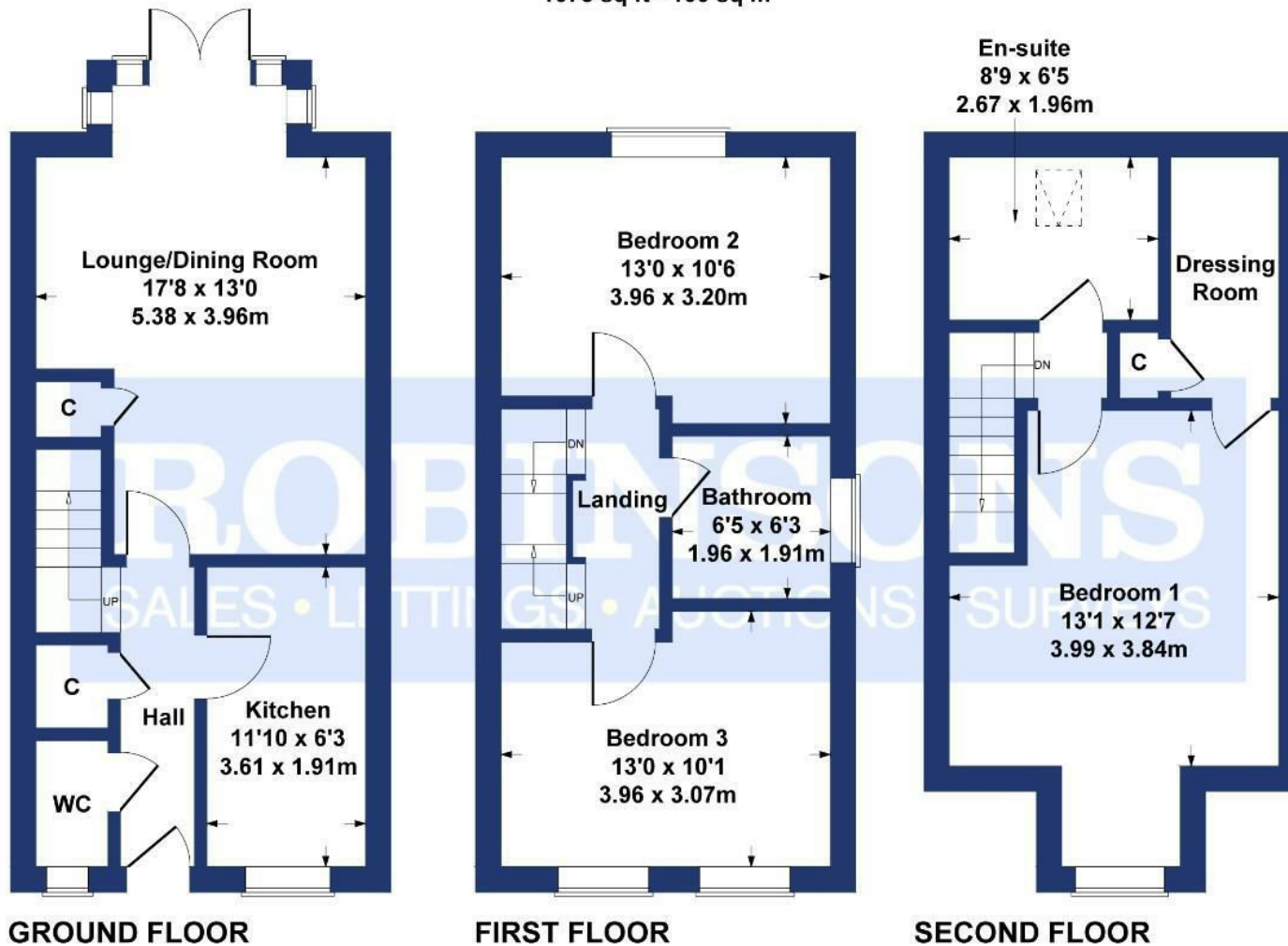
Energy Rating: TBC

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.



Old Dryburn Way

Approximate Gross Internal Area
1078 sq ft - 100 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(15-22)	F		
(1-14)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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