



St. Leonards, North End, DH1 4NH
3 Bed - House - Semi-Detached
O.I.R.O £349,995

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St. Leonards

North End, DH1 4NH

Superb Location ** Rarely Available ** Close to Durham City & Major Transport Links ** Access to Highly Regarded Schooling & University Buildings ** Gardens & Parking ** Degree of Privacy ** Double Glazing & GCH ** Good Potential For Extension **

This stylish and contemporary home offers the perfect blend of modern living and convenience, situated within walking distance to the city centre, hospital, and much more. Ideal for families or professionals, the property is a must-see. The landlord has advised us that students are welcome.

Upon entering, you are welcomed by a spacious hallway that leads to the open-plan living and dining area, seamlessly connected to a through kitchen. The kitchen is finished to a high standard with a selection of integrated appliances and provides access to the private and exceptionally spacious rear garden, as well as the large driveway which can accommodate several cars.

To the first floor, you will find a generously sized master bedroom, perfect for relaxation. The second bedroom, located at the front, is equally generous in size. The third bedroom is a large single, ideal for a nursery or office space. All bedrooms feature neutral décor and replaced carpets throughout. The high-spec bathroom includes a bath with an overhead shower and sleek, modern tiles. Additionally, there is a separate W/C with a toilet and basin.

Situated just off Framwellgate Peth and close to St. Cuthbert's Church, this location is ideal for city living while maintaining a quiet residential feel. Enjoy the proximity to the city centre along with the peace of a residential neighbourhood. Don't miss the opportunity to make this stylish and contemporary property your new home. Contact us today to arrange a viewing.











Agent's Notes

Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: Ultrafast available
 Mobile Signal/Coverage: Good/Average
 Council Tax: Durham County Council, Band C - Approx. £2,161 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.

Entrance

Lounge

11'10 x 9'3 (3.61m x 2.82m)

Kitchen Breakfast Room

22'6 x 11'2 (6.86m x 3.40m)

FIRST FLOOR

Bedroom

10'9 x 9'0 (3.28m x 2.74m)

Bedroom

12'4 x 11'3 (3.76m x 3.43m)

Bedroom

9'9 x 8'0 (2.97m x 2.44m)

Bathroom/WC

Agents Notes

Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: Basic 16 Mbps, Ultrafast 9000 Mbps
 Mobile Signal/Coverage: Good/Average/
 Tenure: Freehold
 Council Tax: Durham County Council, Band C - Approx. £2161 p.a
 Energy Rating: D

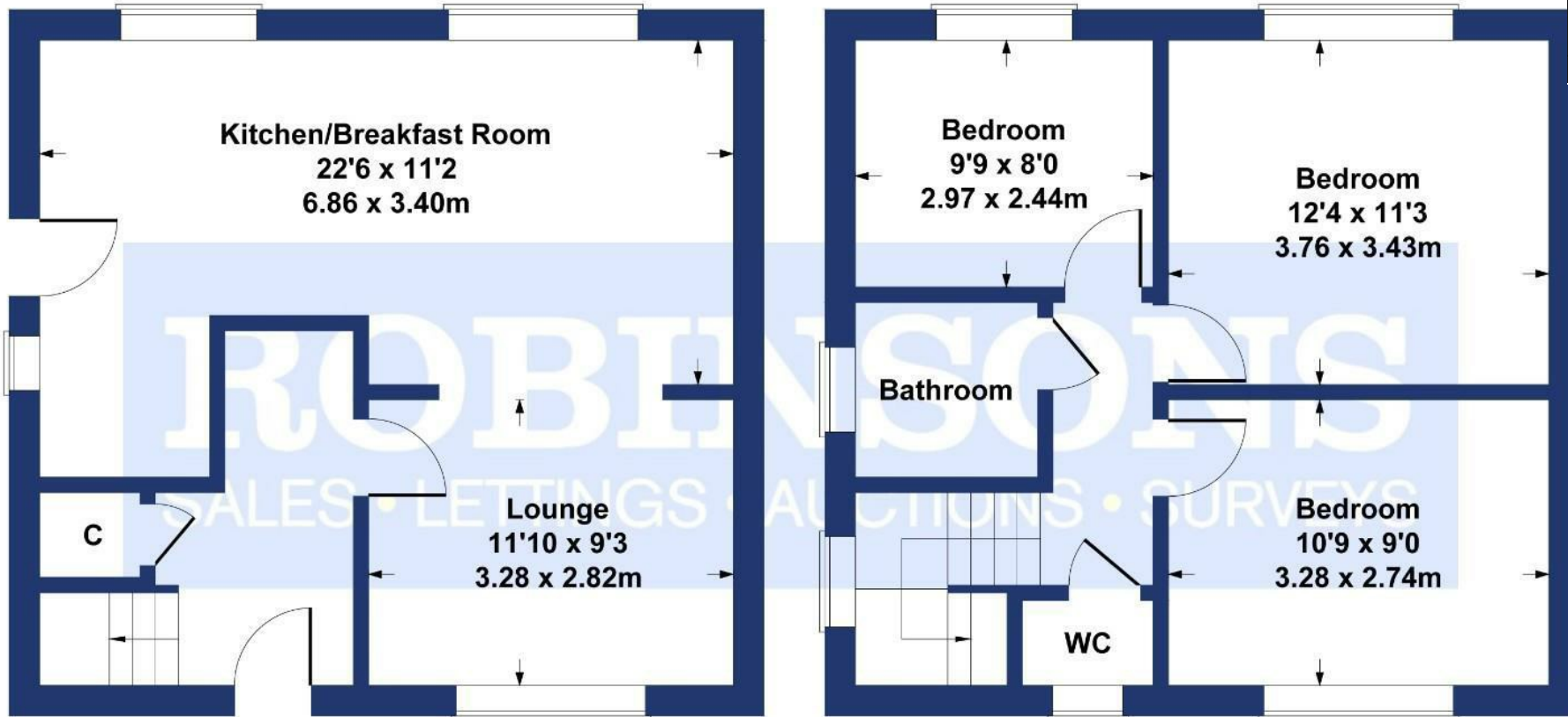
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St Leonards

Approximate Gross Internal Area
940 sq ft - 87 sq m

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



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.

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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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