



**Kent Terrace, Haswell, DH6 2EL**  
**3 Bed - House - Terraced**  
**£45,000**

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**Public Notice**

Address: 18 Kent Terrace, Haswell, Durham DH6 2EL

We are acting in the sale of the above property and have received an offer of £54,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating - D

Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

No Chain \*\* SOLD AS SEEN \*\* Spacious Floor Plan \*\* Requiring Some General Updating \*\* Gardens & Potential For Parking \*\* Semi Rural Village Location \*\* GCH & Wood Frame Double Glazing \*\* Outskirts of Durham City \*\*

The floor plan comprises: entrance, kitchen diner, comfortable lounge, rear lobby and downstairs bathroom/WC. The first floor has three bedrooms. Outside, there are front and rear gardens, with the front having potential to provide off street parking.

Haswell is a village located in County Durham, offering a semi rural lifestyle while still being well-connected to larger towns and cities. Known for its picturesque countryside surroundings, Haswell is ideal for a variety of buyers seeking peaceful living away from the bustle of urban life. The village provides a selection of local amenities including convenience stores, cafes, and pubs, ensuring day-to-day needs are easily met. Nearby, larger shopping and leisure facilities can be found in Peterlee or Durham, both of which are a short drive away.

Haswell benefits from excellent transport links, with easy access to the A19 and A1(M), making commuting to Durham, Sunderland, or Newcastle straightforward. Public transport options include regular bus services to surrounding areas, while Durham's mainline train station is just a short distance away, offering rail links to major UK cities. For those who enjoy outdoor activities, the nearby Castle Eden Dene National Nature Reserve and local walking and cycling paths provide plenty of opportunities to explore the beautiful countryside.

**Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

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



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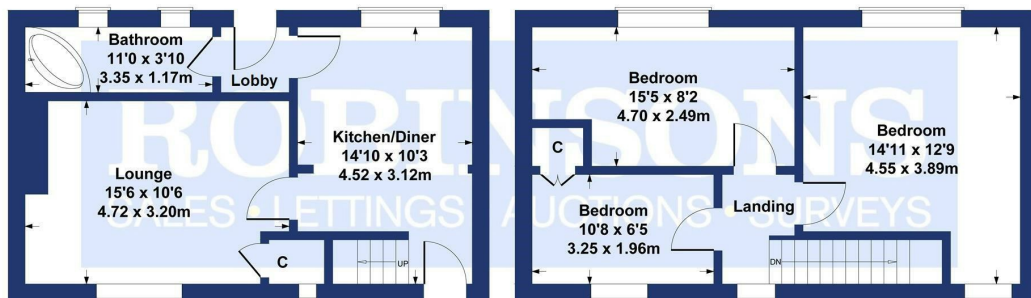
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Strategic Marketing Plan

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## Kent Terrace

Approximate Gross Internal Area  
828 sq ft - 77 sq m



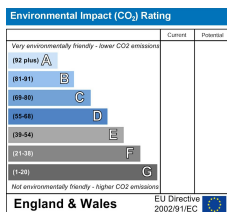
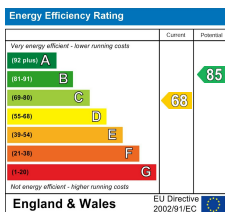
GROUND FLOOR

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



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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