



Woodland Crescent, Kelloe, DH6 4NA
2 Bed - House - Semi-Detached
O.I.R.O £89,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Woodland Crescent

Kelloe, DH6 4NA

No Upper Chain ** Ideal Starter or Young Family Home ** Well Presented ** Gardens ** Upvc Double Glazing & GCH Via Combination Boiler ** Village Location ** Semi Rural Setting ** Early Viewing Advised **

The floor plan comprises: entrance lobby, comfortable lounge, modern fitted kitchen diner, rear lobby with store and useful cloak/WC. The first floor has two bedrooms and family bathroom/WC, fitted with a white suite. Outside there are front and rear gardens.

Kelloe is a charming village situated in County Durham, offering a peaceful rural lifestyle while being well-connected to larger towns and cities. The village has access to essential amenities, including a local primary school and village shop. For further conveniences, the nearby town of Coxhoe provides additional shopping and healthcare services, just a short drive away. Kelloe is ideally located for commuters, with excellent road links via the A1(M), offering easy access to Durham City (approximately 7 miles away), Newcastle, and Teesside. The village is also surrounded by beautiful countryside, perfect for outdoor enthusiasts who enjoy walking, cycling, and nature. Its proximity to Durham also means residents can enjoy the vibrant cultural and historical offerings, including Durham Cathedral, the River Wear, and a range of dining and shopping options. Overall, Kelloe is an ideal choice for buyers seeking a quieter life without sacrificing access to modern conveniences and road networks.









GROUND FLOOR

Hall

Lounge

13'11 x 11'7 (4.24m x 3.53m)

Kitchen Diner

15'1 x 6'11 (4.60m x 2.11m)

Rear Lobby

Store

WC

FIRST FLOOR

Bedroom

11'7 x 11'2 (3.53m x 3.40m)

Bedroom

9'11 x 8'2 (3.02m x 2.49m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 43 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

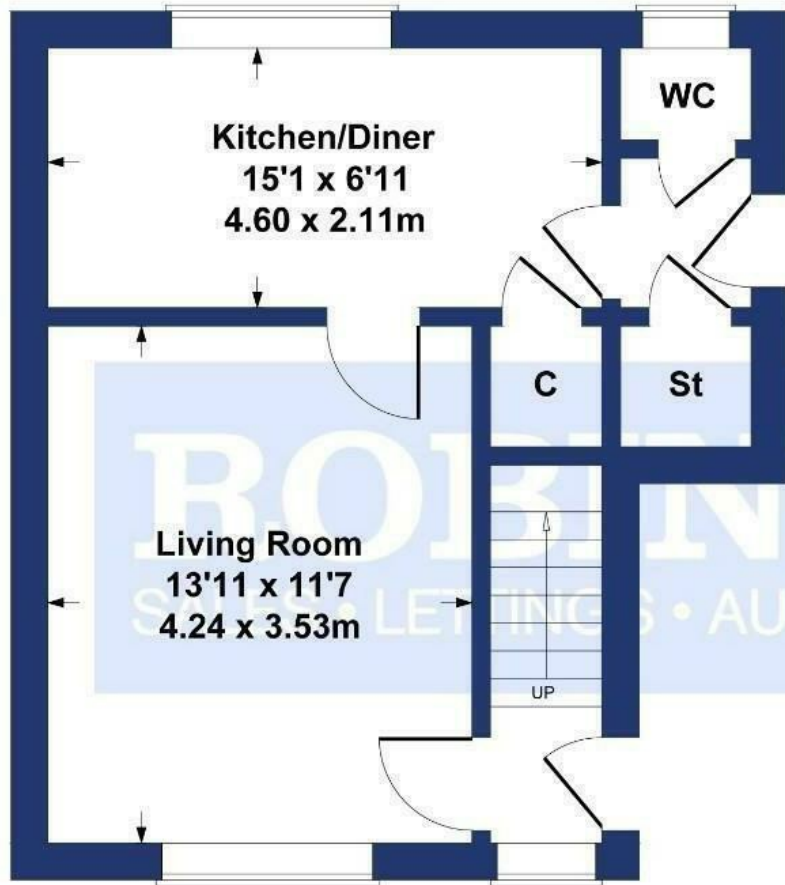
Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: Pending



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.

Approximate Gross Internal Area
688 sq ft - 64 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-81)	B		
(69-80)	C		
(55-68)	D	59	
(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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

