



Farnham Road, Newton Hall, DH1 5LA  
3 Bed - House - Terraced  
£165,000

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## Farnham Road Newton Hall, DH1 5LA

Offered for sale is this attractive, well-presented, and maintained three-bedroom family home with a pleasant outlook towards open greenery. The property features a floorplan comprising an entrance hallway, a comfortable lounge, an attractive fitted kitchen with a dining area and French doors to the rear garden, and a useful utility room.

On the first floor, there are three bedrooms and a family bathroom. The two front bedrooms benefit from a lovely outlook.

Externally, there is a small garden to the front and a pleasant enclosed rear garden.

Farnham Road occupies a great position within this extremely popular residential development, where there are a range of local shops and facilities such as schools, a doctor's surgery, and a public library. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre, which lies approximately three miles away. Newton Hall is well placed for commuting purposes as it lies in close proximity to the A167 Highway, providing good road links to other regional centres.

Early viewing is a must on what we think will be a very popular home!



















## GROUND FLOOR

### Hallway

### Lounge

14'5" x 12'1" (4.4 x 3.7)

### Dining Kitchen

19'0" x 9'2" (5.8 x 2.8)

### Utility

6'6" x 6'6" (2 x 2)

## FIRST FLOOR

### Landing

### Bedroom

11'9" x 11'1" (3.6 x 3.4)

### Bedroom

11'1" x 9'6" (3.4 x 2.9)

### Bedroom

8'10" x 8'2" (2.7 x 2.5)

### Bathroom

8'2" x 5'10" (2.5 x 1.8)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 33 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

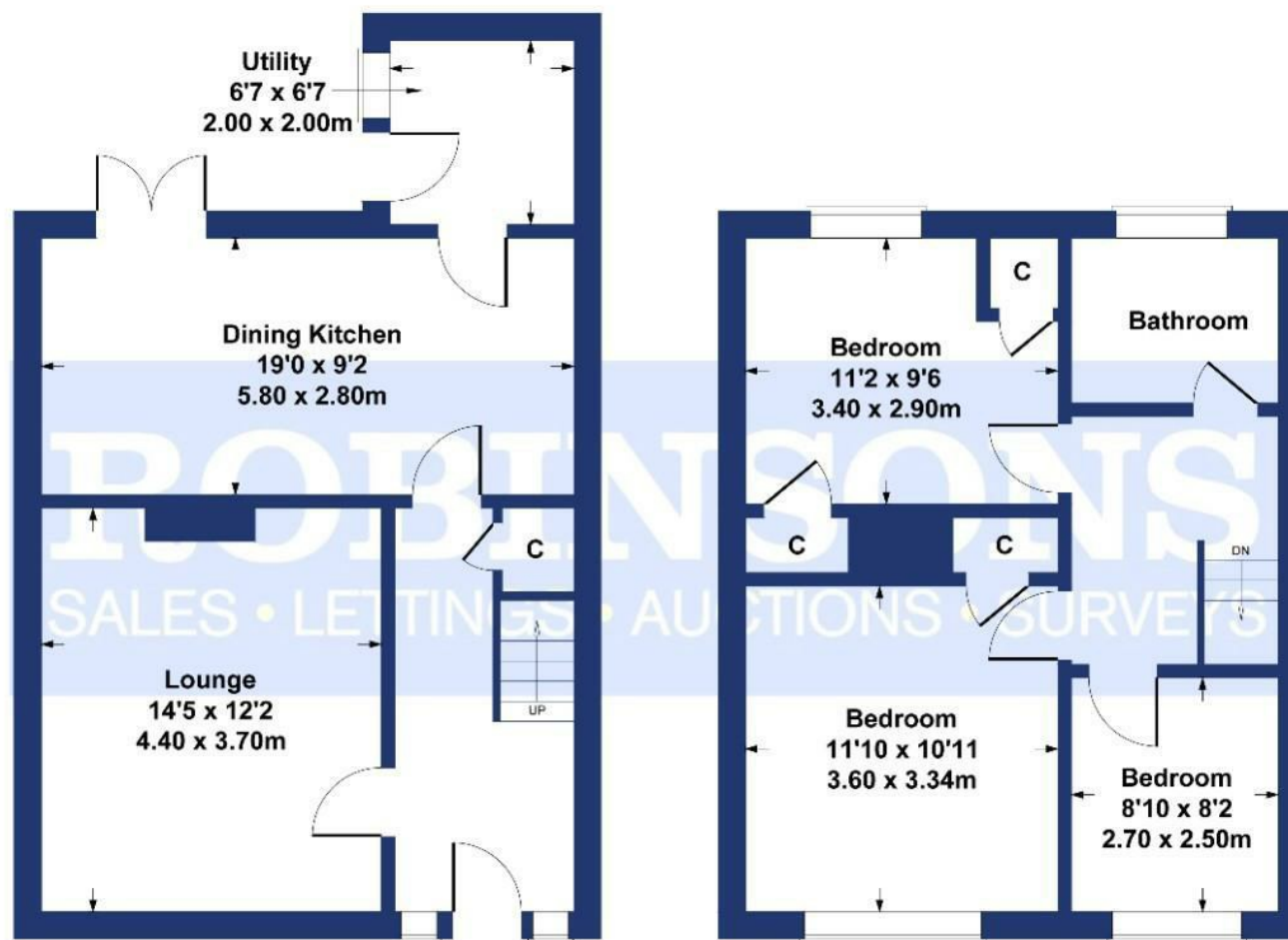
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: C

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.

# Farnham Road

Approximate Gross Internal Area  
958 sq ft - 89 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 |         |                         |
| (92 plus) <b>A</b>                          |         | 84                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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