



Anvil Court, Pity Me, DH1 5EL
2 Bed - House - Mid Terrace
£149,950

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Anvil Court

Pity Me, DH1 5EL

Ideal Starter or Young Family Home ** Very Popular Location ** Pleasantly Situated ** Double Drive Parking ** Upvc Double Glazing & GCH ** Outskirts of Durham ** Close to Amenities ** Access to Major Road Networks ** Must Be Viewed **

The floor plan comprises: entrance vestibule, comfortable lounge with stairs to the first floor, modern fitted kitchen diner with French doors opening to the rear garden and patio area. The first floor has two double bedrooms and bathroom/WC fitted with a white suite and over bath shower. Outside, the property occupies a pleasant position with front and rear gardens. There is also a double driveway for parking.

Pity Me is a pleasant village located just a few miles north of Durham city centre. The area is known for its suburban feel, offering a peaceful environment while still being conveniently close to the vibrant city life of Durham.

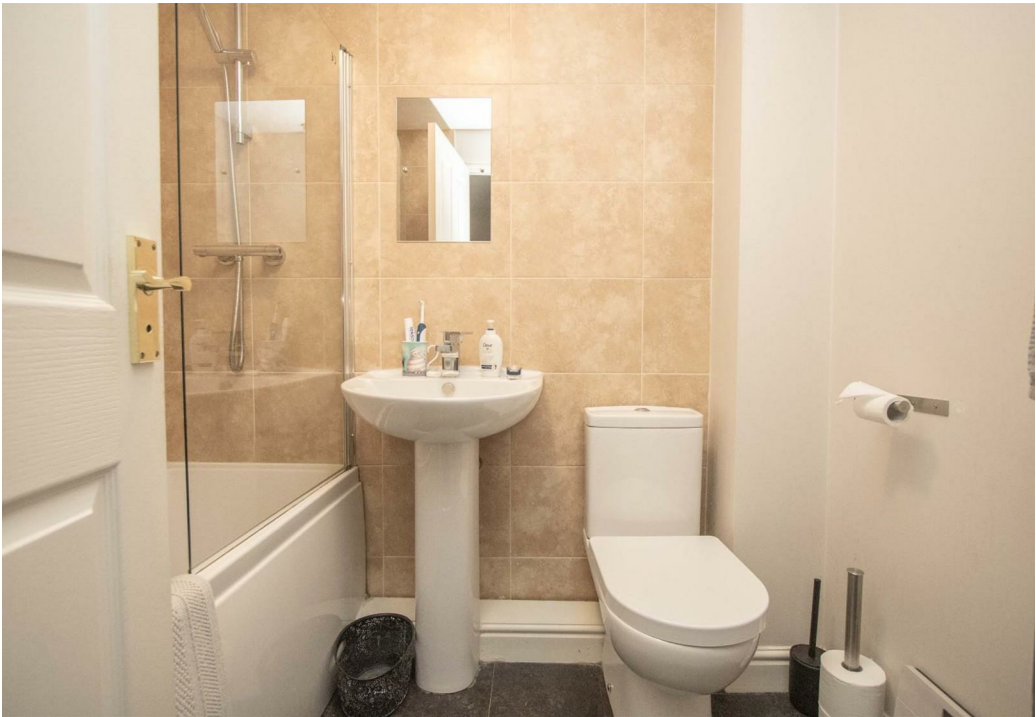
Residents of Pity Me enjoy access to excellent local amenities, including schools, shops, and healthcare facilities. The Arnison Centre, a large retail park, is nearby, offering a wide range of shopping options, from supermarkets to high-street stores and dining establishments. The village is also well-connected, with easy access to the A167 and public transport links, making it an ideal location for commuters.

For those who appreciate outdoor activities, Pity Me is close to several parks and green spaces, such as the scenic Riverside Park along the River Wear. Additionally, the proximity to Durham's historical sites, like the Durham Cathedral and Castle, adds cultural richness to the area.











GROUND FLOOR

Entrance Vestibule

Lounge

14'6 x 11'10 (4.42m x 3.61m)

Kitchen Diner

11'10 x 9'9 (3.61m x 2.97m)

FIRST FLOOR

Bedroom

11'10 x 8'3 (3.61m x 2.51m)

Bedroom

11'10 x 8'4 (3.61m x 2.54m)

Bathroom/WC

6'9 x 5'6 (2.06m x 1.68m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 79 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

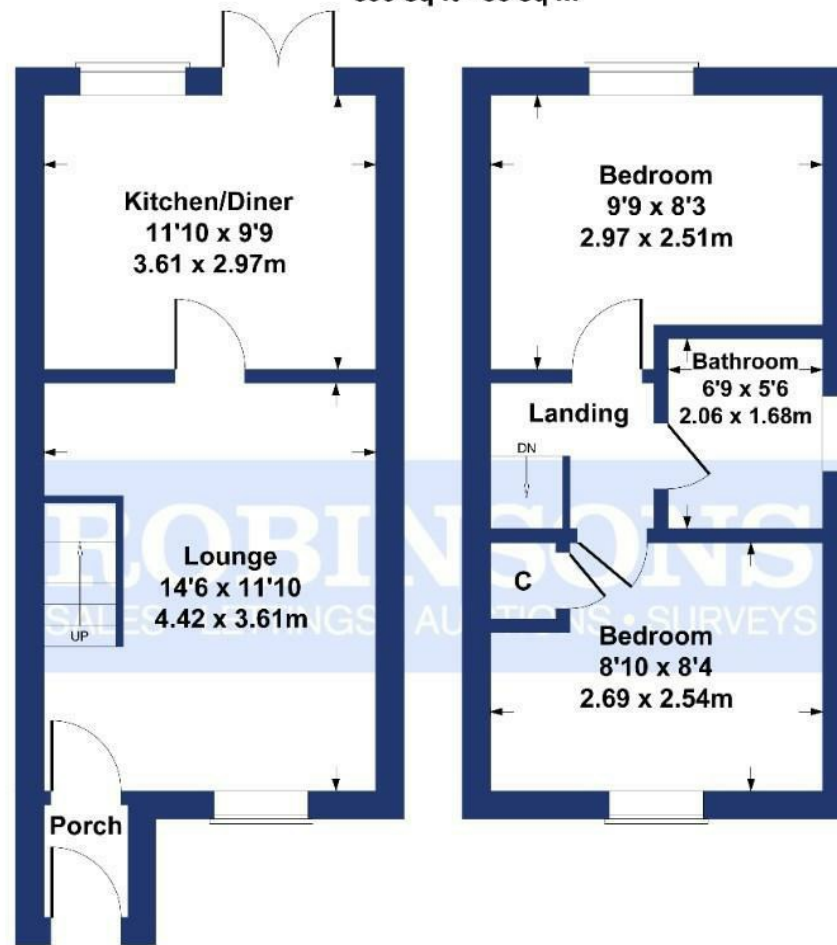
Council Tax: Durham County Council, Band B - Approx. £1891 p.a

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.

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Approximate Gross Internal Area
599 sq ft - 56 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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	

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

