



Harvey Avenue, Framwellgate Moor, DH1 5ZB
4 Bed - House - Detached
O.I.R.O £425,000

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Harvey Avenue Framwellgate Moor, DH1 5ZB

No Upper Chain ** Large Family Detached Home ** Spacious Floor Plan Over Three Floors ** Very Popular & Convenient Location ** Good Amenities & Road Links ** Gardens, Parking & Garage ** Must Be Viewed **

The floor plan comprises: entrance hallway, WC, dining room, study, open plan kitchen/breakfast room with double doors opening to the rear garden and a utility room. To the first floor there is a large family lounge with 'Juliette' style balcony to the front, the main bedroom with dressing room and en-suite with a double shower cubicle. To the second floor there are three further bedrooms, one of which has an en-suite shower room with a double shower cubicle, and there is an additional family bathroom/WC. Externally there is a good size enclosed garden to the rear of the property, small front garden and long driveway which leads to the single garage.

The property and the popular development are pleasantly positioned within easy reach of local shops, good schooling and amenities, which are available within Framwellgate Moor, as well as Newton Hall and the Arnison Retail Park. Framwellgate Moor is situated within 3 miles of Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available and is within a few minutes drive of the A(167) Highway which provides good road links to both North and South.













GROUND FLOOR

Hallway

Study

10'6 x 9'10 (3.20m x 3.00m)

Dining Room

17'5 x 9'6 (5.31m x 2.90m)

WC

Kitchen Breakfast Room

18'4 x 9'10 (5.59m x 3.00m)

Utility Room

9'6 x 5'11 (2.90m x 1.80m)

FIRST FLOOR

Lounge

23'7 x 13'9 (7.19m x 4.19m)

Bedroom

13'1 x 11'10 (3.99m x 3.61m)

Dressing Area

9'10 x 6'3 (3.00m x 1.91m)

En-Suite

9'10 x 5'11 (3.00m x 1.80m)

SECOND FLOOR

Bedroom

14'9 x 9'10 (4.50m x 3.00m)

Bedroom

9'10 x 9'6 (3.00m x 2.90m)

Bedroom

17'9 x 9'6 (5.41m x 2.90m)

Dressing Area

9'10 x 6'3 (3.00m x 1.91m)

En-Suite

9'6 x 6'7 (2.90m x 2.01m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3512 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.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	79	86
	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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