



Porter Close, Aykley Heads, DH1 5ZL
3 Bed - House - Semi-Detached
O.I.R.O £290,000

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No Upper Chain ** Well Presented & Positioned ** Popular Location ** Drive & Garage ** Enclosed Rear Garden ** Outskirts of Durham ** Access to Good Road Links & Walking Routes **

The floor plan briefly comprises: entrance hall, lounge, inner hallway with access to the cloak/WC, modern fitted kitchen dining room with French doors to the rear garden. The kitchen has a selection of integral appliances. The first floor has three bedrooms and family bathroom/wc. The master bedroom enjoys an en-suite shower room and lovely terraced patio.

Externally there is a lawned garden to the front, driveway with access to the integral garage. To the rear elevation is a generous enclosed garden with sunny aspect.

Aykley Heads, located just north of Durham City, is a prestigious area offering an exceptional blend of tranquillity and accessibility, making it an appealing choice for a variety of buyers. The area is renowned for its picturesque setting, surrounded by mature trees and green spaces, creating a serene atmosphere while remaining close to the city's vibrant amenities. Nearby, residents can enjoy an array of shops, restaurants, and cultural attractions, including the historic Durham Cathedral and Castle.

Aykley Heads also benefits from excellent transport links, with Durham train station just a short distance away, providing direct services to Newcastle, Edinburgh, and London. The A690 and A1(M) are easily accessible, making it convenient for road travel to surrounding regions. For families, the area offers access to highly regarded schools and recreational facilities, as well as proximity to beautiful walking and cycling routes. Combining natural beauty, convenience, and premium amenities, Aykley Heads is an ideal location for those seeking a high-quality lifestyle close to the heart of Durham City.



GROUND FLOOR

Entrance Vestibule

Lounge
16'2 x 10'3 (4.93m x 3.12m)

Inner Hallway

WC

Kitchen Diner
18'10 x 7'8 (5.74m x 2.34m)

FIRST FLOOR

Bedroom
13'11 x 9'6 (4.24m x 2.90m)

En-Suite

Bedroom
11'3 x 8'9 (3.43m x 2.67m)

Bedroom
9'10 x 7'11 (3.00m x 2.41m)

Bathroom/WC

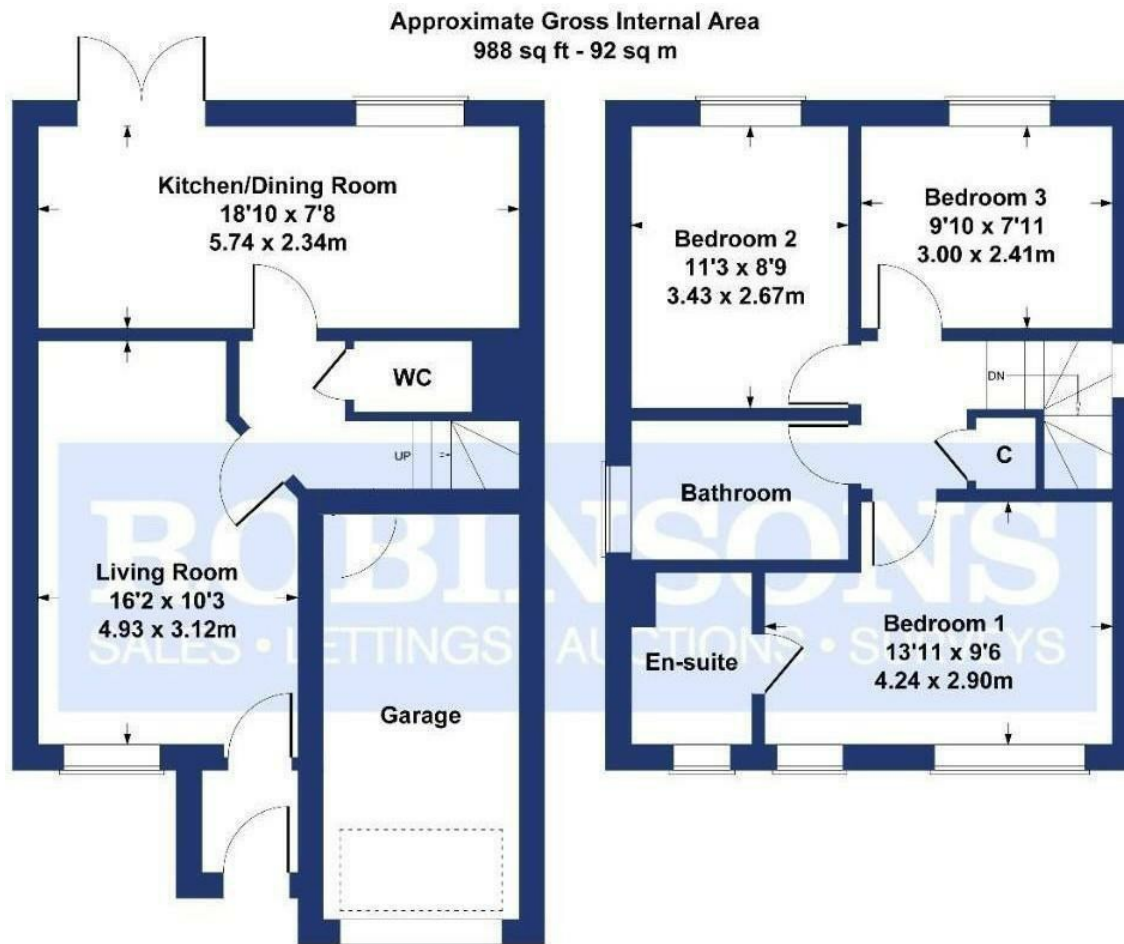
Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 4 Mbps, Superfast 62 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold. We understand there is an estate management charge payable of approximately £220pa
Council Tax: Durham County Council, Band D - Approx. £2,551 p.a
Energy Rating: B

Robinsons cannot accept liability for any information provided.

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.







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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(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

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.