



St. Leonards, North End, DH1 4NH
3 Bed - House - Semi-Detached
£299,995

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St. Leonards

North End, DH1 4NH

Superb Location ** Rarely Available ** Close to Durham City & Transport Links ** Access to Highly Regarded Schools & University Buildings ** Spacious Gardens & Parking ** Private Setting ** Double Glazing & GCH ** Excellent Extension Potential

This stylish and contemporary home offers the perfect blend of modern living and convenience, ideally situated within walking distance of Durham city centre, the hospital, and other key amenities. A fantastic opportunity for families or professionals, this property is a must-see.

Upon entering, a welcoming hallway leads to a spacious open-plan living and dining area, seamlessly connected to a beautifully finished kitchen with high-quality integrated appliances. The kitchen provides access to an exceptionally large and private rear garden, along with a generous driveway accommodating multiple vehicles.

Upstairs, the master bedroom offers a peaceful retreat with ample space. The second bedroom, positioned at the front, is equally spacious, while the third bedroom serves as a large single—ideal as a nursery or home office. All bedrooms feature neutral décor and recently updated carpets. The high-spec bathroom boasts modern tiling, a bathtub with an overhead shower, and there is a separate W/C for added convenience.

Nestled just off Framwellgate Peth and near St. Cuthbert's Church, this home enjoys the best of city living while maintaining a quiet residential feel. With its prime location, modern interiors, and excellent potential for extension, this property won't be on the market for long.











Entrance

Lounge

11'10" x 9'3" (3.61m x 2.82m)

Kitchen Breakfast Room

22'6" x 11'1" (6.86m x 3.40m)

FIRST FLOOR

Bedroom

10'9" x 8'11" (3.28m x 2.74m)

Bedroom

12'4" x 11'3" (3.76m x 3.43m)

Bedroom

9'8" x 8'0" (2.97m x 2.44m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 35 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

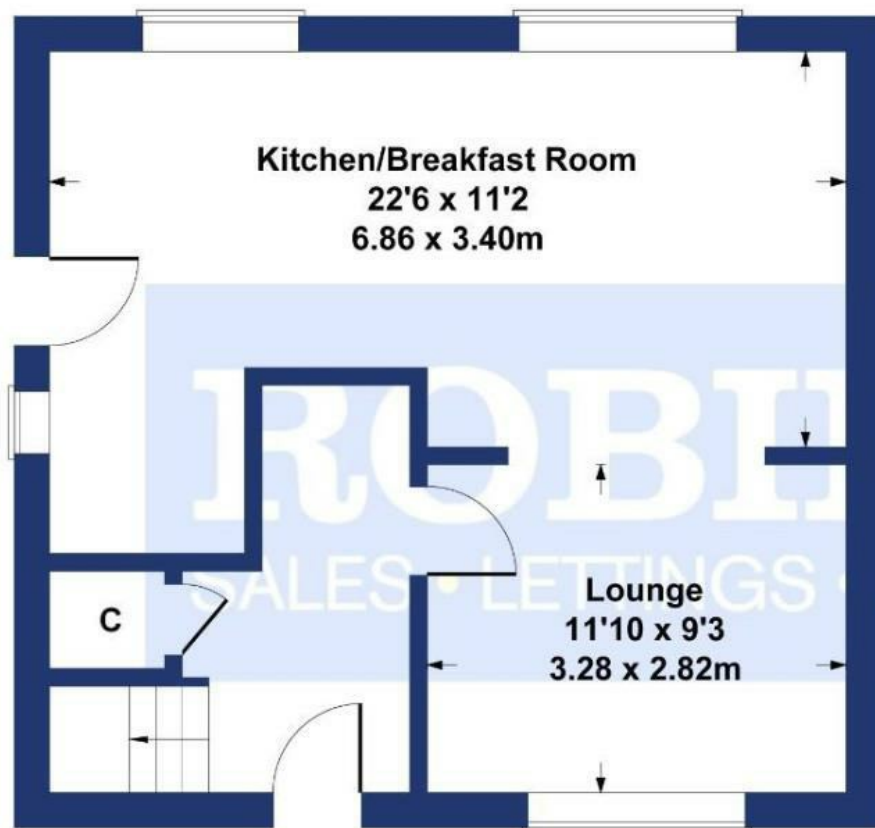
Energy Rating: D

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.

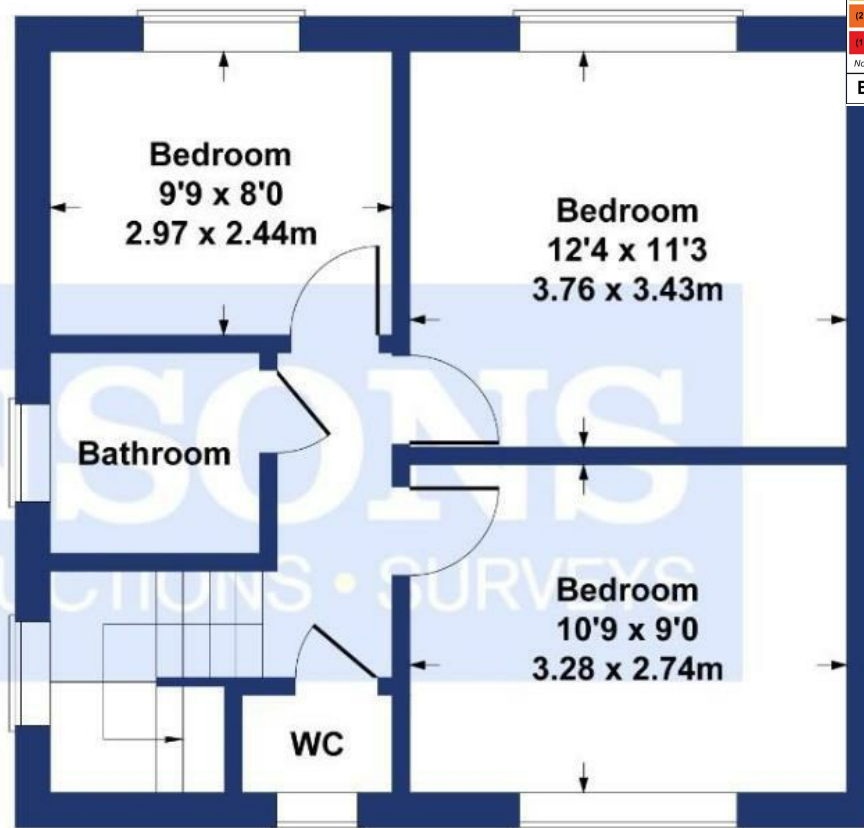
St Leonards

Approximate Gross Internal Area
940 sq ft - 87 sq m

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

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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