



Burdon Place, Pity Me, DH1 5YZ  
3 Bed - House - End Terrace  
£159,250

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## Burdon Place Pity Me, DH1 5YZ

DISCOUNT MARKET SCHEME 65% OF MARKET VALUE (criteria applies) \* STUNNINGLY PRESENTED \* NICE OUTLOOK \* PARKING FOR 2 CARS \* PRIVATE REAR GARDEN WITH SUNNY ASPECT \* NHBC GUARANTEE \* MUST BE VIEWED \*

Offered to the market this fabulous three-bedroom home, recently constructed by Storey Homes and positioned within the highly sought-after Caley Rise development at Burdon Place, Pity Me.

Offering modern living with excellent access to amenities and transport links, this stylish property also benefits from a block-paved driveway providing off-street parking for two cars.

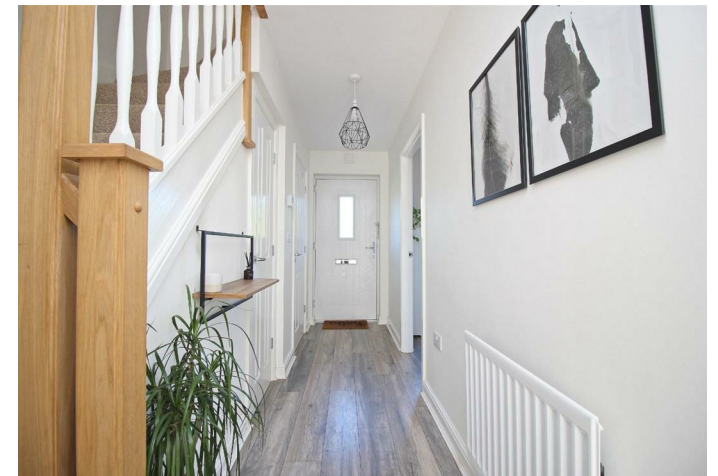
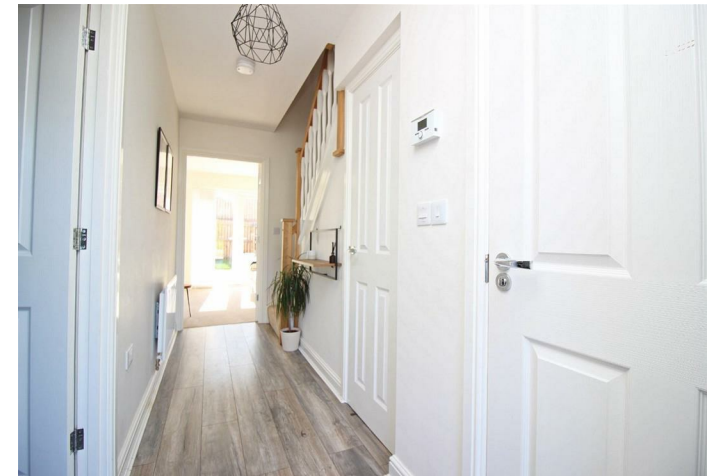
The property enjoys a prime position less than a mile from the Arnison Centre, which hosts a wide selection of national retailers including Sainsbury's, M&S, Next, Boots, and Costa, making day-to-day shopping incredibly convenient.

For those commuting or exploring the region, the A167 is moments away, connecting easily to the A1(M), while Durham City Centre lies just three miles to the south. Here, you'll find a superb mix of restaurants, bars, historic attractions, and highly regarded schools, including Durham Johnston and St Leonard's.

Internally, the home is beautifully presented and ready to move into. The ground floor features a welcoming entrance hallway, a useful downstairs W/C, a spacious lounge ideal for relaxing with double doors that open out onto the rear garden—perfect for entertaining or enjoying the warmer months, and a contemporary open-plan kitchen/dining room with integrated appliances.

Upstairs, there are two generous double bedrooms, a well-proportioned single bedroom, and a modern family bathroom. The rear garden is fully enclosed and enjoys a good degree of privacy, making it ideal for outdoor seating and low-maintenance living.

This property presents an ideal opportunity for a range of buyers, whether you're a growing family, professional couple, or downsizer looking for a well-located, modern home in a desirable area with strong amenities and excellent travel links























## GROUND FLOOR

### Hallway

### WC

### Kitchen Dining Room

15'9 x 8'2 (4.80m x 2.49m)

### Lounge

15'5 x 10'6 (4.70m x 3.20m)

## FIRST FLOOR

### Bedroom

14'1 x 8'2 (4.29m x 2.49m)

### Bedroom

9'10 x 8'2 (3.00m x 2.49m)

### Bedroom

10'6 x 6'11 (3.20m x 2.11m)

### Bathroom/WC

6'7 x 5'7 (2.01m x 1.70m)

### Discount Market Scheme

The property is a Discount Market Sale which means that you own 100% of the property but there is a legal restriction that you can only sell for 65% of the value. This restriction is passed on at every sale so no owner at any point would ever sell for full price. The councils role is to make sure that the discount is passed on and that the next buyer meets the criteria to buy it.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 52 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Energy Rating: B

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.

### Discount Market Sale

Criteria for Discount Market Scheme:-

Be buying the property to live in it. (Can not own another property at point of purchase but back-to-back sales are permitted.)

Have a household income of less than £80,000 per year

Have a local connection to the area. (This is any of the following. Have lived in the area for 3 of last 5 years.

Have paid employment in the area. Have a need to care for someone in the area.)

Any interested person would need their eligibility checked. Please visit the website [www.durham.gov.uk/affordablehousing](http://www.durham.gov.uk/affordablehousing) and use the property reference DMS 430.

Please ask the agent for further information.









# Burdon Place

Approximate Gross Internal Area

829 sq ft - 77 sq m

WC

5'7 x 3'3

1.70 x 1.00m



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		84	96
(92 plus) A			
(81-91) B			
(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	

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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