



Grousemoor, Haswell, DH6 2BU  
3 Bed - House - Detached  
O.I.R.O £235,000

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# Grousemoor

## Haswell, DH6 2BU

Superb Family or First Home \*\* Extended, Spacious & Versatile Floor Plan \*\* Stunning Open Plan Living Kitchen With Bi-Fold Doors \*\* Two Bathrooms \*\* Ample Parking & Garage \*\* Pleasantly Situated \*\* Upvc Double Glazing & GCH \*\* Village Location \*\* EV Car Charger \*\* Under Floor Heating to Extension \*\* Outskirts of Durham \*\* Must Be Viewed \*\*

The floor plan comprises; entrance hallway, comfortable lounge, separate dining room with double doors to the open plan living kitchen and utility area. This space is the focal point of the home and provides a fantastic space for gatherings or entertaining. Fitted with a range of integral appliances and has bi-fold doors opening to the rear garden and patio area. The first floor has three good size bedrooms, master en-suite shower room/WC and main family bathroom/WC. Outside, the property occupies a pleasant position with front and rear gardens. The front has driveway parking and garage access. The rear garden has an enclosed garden with raised patio area, and benefits from sunny aspect.

Haswell is a picturesque village in County Durham, offering a semi rural lifestyle with excellent connectivity. Located just six miles from Durham city and close to Sunderland, it provides easy access to shops, restaurants, and cultural attractions. There are a range of local amenities with larger retail options nearby. Transport links are strong, with railway stations at Horden, Seaham, and Durham, plus the A1 motorway just eight miles away. Families benefit from nearby schools such as Our Lady of Lourdes Primary and Easington Academy. With a rich mining history, scenic cycling routes, and a welcoming community, Haswell is ideal for those seeking countryside charm with modern convenience.

















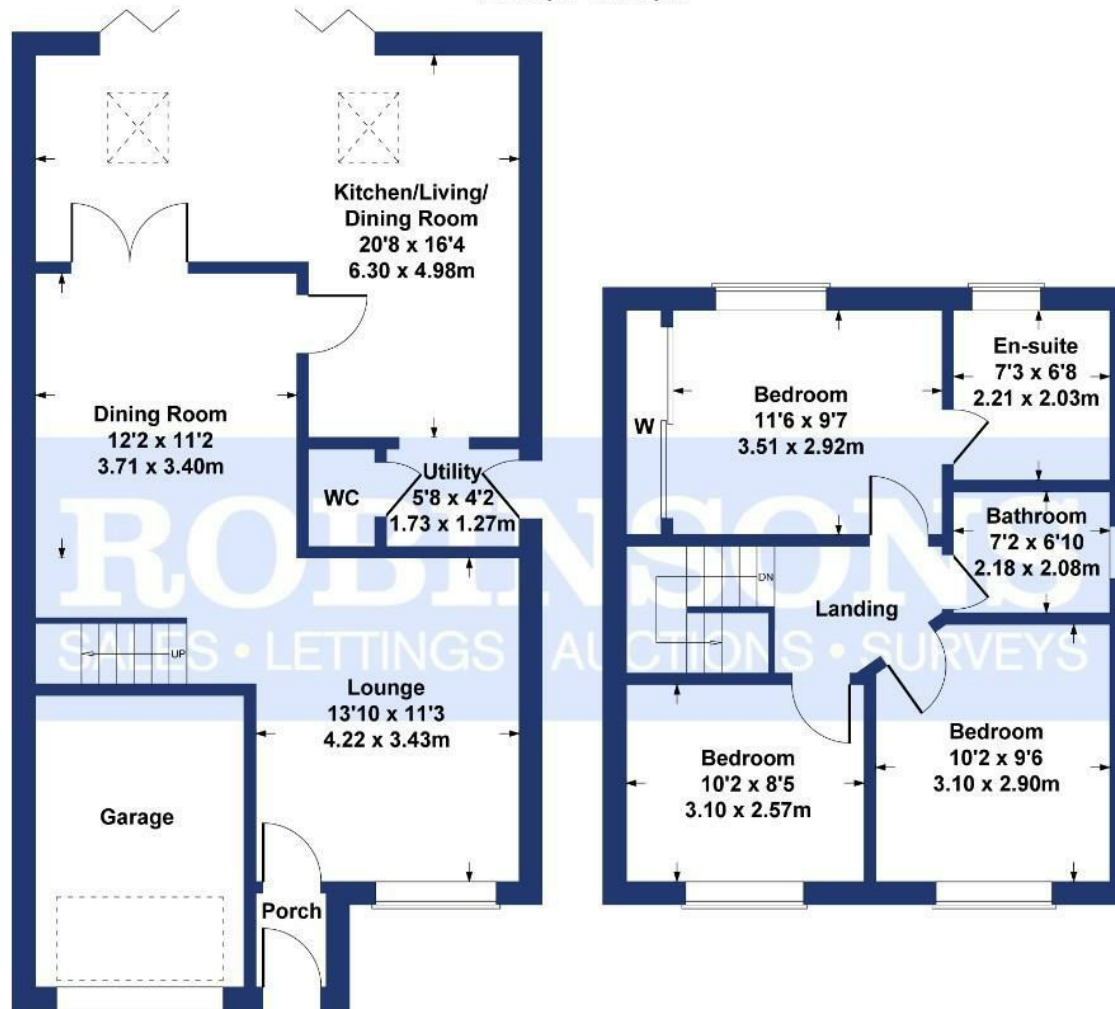






# Grousemoor

Approximate Gross Internal Area  
1291 sq ft - 120 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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