



Woodland Crescent, Kelloe, DH6 4LZ
3 Bed - House - Semi-Detached
Offers Over £67,500

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No Upper Chain ** Ideal First Buy or Investment ** In Need of Some Upgrading ** Good Potential ** Popular Village Location ** Gardens, Parking & Garage **

The floor plan briefly comprises: entrance lobby, lounge, fitted kitchen, ground floor bathroom and a conservatory. To the first floor there are three bedrooms and a wc. Externally to the front of the property there is a block paved area and hard standing area providing off road parking whilst to the rear is an enclosed garden, mainly laid to lawn and enjoys a good degree of privacy. There is also a garage.

Kelloe is a charming village situated in County Durham, offering a peaceful rural lifestyle while being well-connected to larger towns and cities. The village has access to essential amenities, including a local primary school and village shop. For further conveniences, the nearby town of Coxhoe provides additional shopping and healthcare services, just a short drive away.

Kelloe is ideally located for commuters, with excellent road links via the A1(M), offering easy access to Durham City (approximately 7 miles away), Newcastle, and Teesside. The village is also surrounded by beautiful countryside, perfect for outdoor enthusiasts who enjoy walking, cycling, and nature. Its proximity to Durham also means residents can enjoy the vibrant cultural and historical offerings, including Durham Cathedral, the River Wear, and a range of dining and shopping options.



GROUND FLOOR

Hallway

Lounge

15'4 x 13'3 (4.67m x 4.04m)

Kitchen Diner

15'0 x 7'4 (4.57m x 2.24m)

Conservatory

10'1 x 9'6 (3.07m x 2.90m)

Bathroom/WC

FIRST FLOOR

Bedroom

11'9 x 11'4 (3.58m x 3.45m)

Bedroom

10'3 x 8'1 (3.12m x 2.46m)

Bedroom

8'4 x 8'3 (2.54m x 2.51m)

WC

Agents Notes

- Electricity Supply: Mains
- Water Supply: Mains
- Sewerage: Mains
- Heating: Gas Central Heating
- Broadband: Basic 6 Mbps, Superfast 80 Mbps
- Mobile Signal/Coverage: Average
- Tenure: Freehold
- Council Tax: Durham County Council, Band A - Approx. £1701pa
- 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.

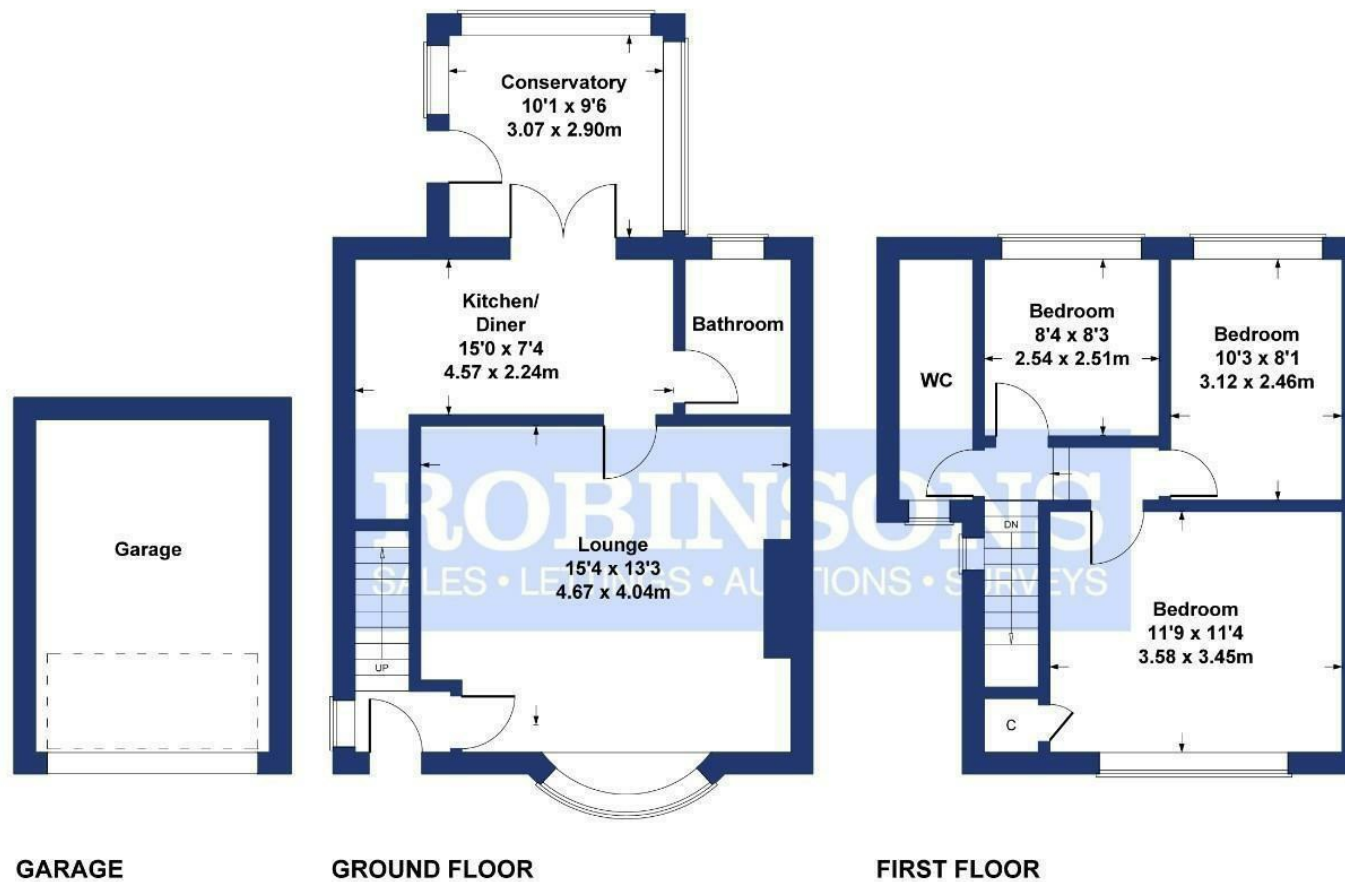




Woodland Crescent

Approximate Gross Internal Area

1016 sq ft - 94 sq m



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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		64
(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.