



Cypress View, Wheatley Hill, DH6 3SL
4 Bed - House - Detached
£150,000

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Cypress View

Wheatley Hill, DH6 3SL

PUBLIC NOTICE

Robinsons Estate Agents are now in receipt of an offer for the sum of £165,000 for 2 Cypress View, Wheatley Hill, Durham, DH6 3SL. Anyone wishing to place an offer on this property should contact Robinsons Estate Agents, 1 Old Elvet, Durham DH1 3HL 0191 386 2777 before exchange of contracts.

No Chain ** Versatile Layout ** Village Location ** Rear Garden & Parking ** 3/4 Bedrooms **

Located on the edge of the village of Wheatley Hill, this detached house offers a perfect blend of space and comfort, making it an ideal family home. Spanning an impressive 1,324 square feet, the property boasts three well-proportioned bedrooms and a generous layout that is sure to impress.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, complete with a bay window and a feature fireplace, creating a warm and inviting atmosphere. The large conservatory extends the living space, providing a bright area to relax or entertain guests. The contemporary fitted kitchen, alongside the dining room/lounge/ 5th bedroom is perfect for family meals and gatherings.

The first floor comprises three double bedrooms, offering ample space for rest and relaxation, as well as a fourth box room or office. The family bathroom is conveniently located to serve all bedrooms.

Externally, the property features a walled garden at the front, providing driveway parking for your convenience. The rear garden is predominantly lawned and enjoys a good degree of privacy, making it an excellent space for outdoor activities or simply unwinding in the fresh air.

With no chain involved, this property is ready for you to move in and make it your own. Its proximity to local amenities and good road links for commuting further enhances its appeal.









GROUND FLOOR

Entrance Hall

Lounge

23'11 x 9'8 (7.29m x 2.95m)

Conservatory

16'7 x 8'10 (5.05m x 2.69m)

Dining Room

15'3 x 8'0 (4.65m x 2.44m)

Kitchen

15'2 x 8'1 (4.62m x 2.46m)

FIRST FLOOR

Landing

Bedroom 1

16'0 x 7'11 (4.88m x 2.41m)

Bedroom 2

12'8 x 9'1 (3.86m x 2.77m)

Bedroom 3

9'1 x 8'8 (2.77m x 2.64m)

Box Room

8'11 x 8'7 max (2.72m x 2.62m max)

Bathroom

7'8 x 5'6 (2.34m x 1.68m)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band C (£2268 Min)

Energy Rating: B

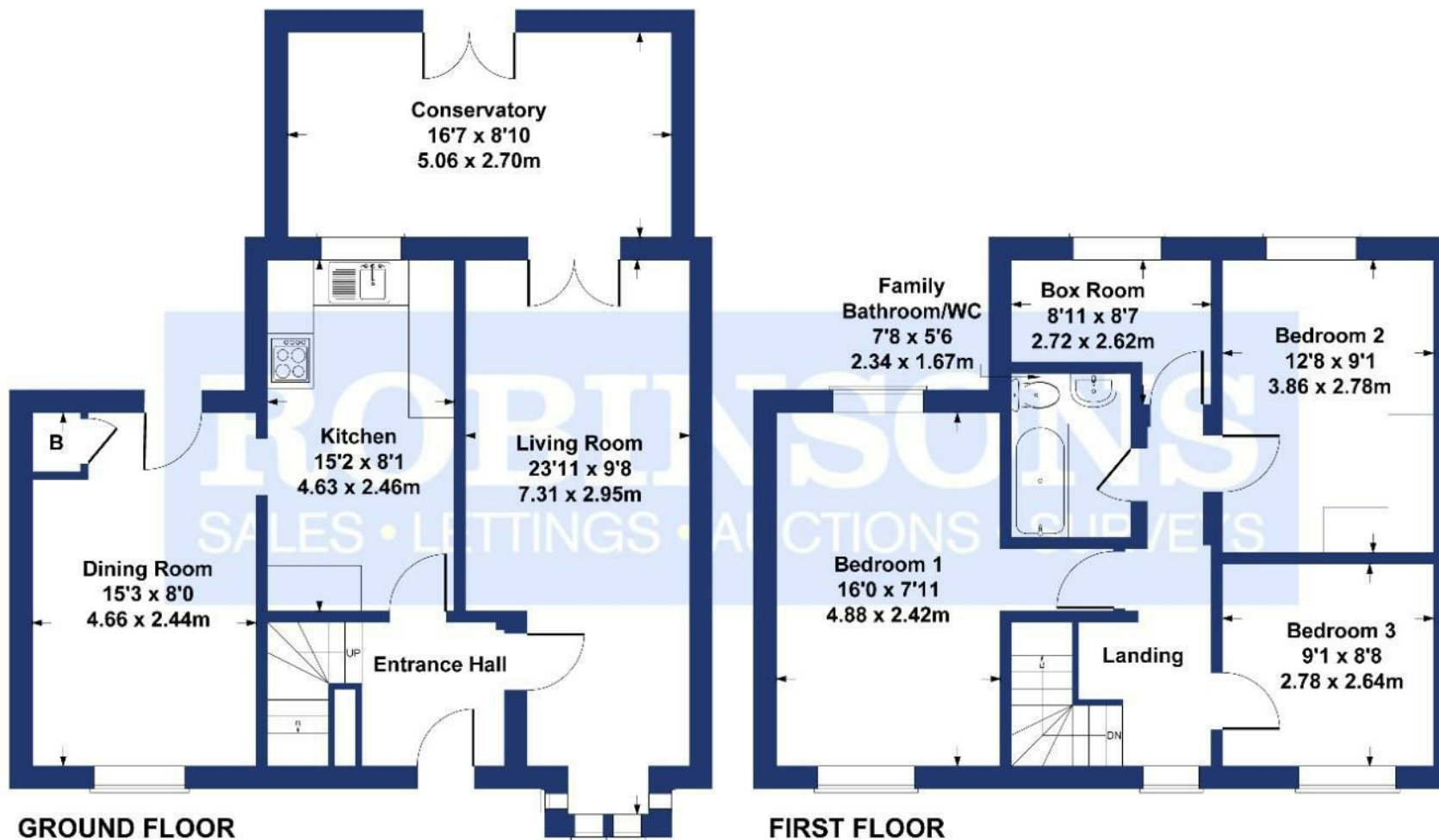


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

Cypress View

Approximate Gross Internal Area
1281 sq ft - 119 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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



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

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

