



Crossgate Peth, Durham City, DH1 4PZ
4 Bed - House - Townhouse
£545,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Crossgate Peth

Durham City, DH1 4PZ

Highly Sought After Location ** Secluded Position ** Ample Parking & Three Garages ** Town House Style Living ** City Centre Location ** Access to Major Road Links, Amenities & Educational Facilities ** Double Glazing & GCH ** Must Be Viewed **

Spread across three impressive floors, this exceptional home provides spacious and versatile accommodation ideal for family living.

Upon entering, you're welcomed by an inviting entrance lobby that leads into an elegant hallway with a cloakroom/WC. The ground floor offers a comfortable sitting room, a flexible study, and a beautifully designed kitchen featuring a range of built-in appliances. A practical utility room completes this level.

The first floor reveals a generous lounge with a striking feature media wall — perfect for both relaxation and entertaining. The master bedroom serves as a private sanctuary, complete with fitted wardrobes and a stylish en-suite shower room/WC.

On the top floor, you'll find three further well-proportioned bedrooms and a contemporary family bathroom/WC, providing ample space for everyone.

Externally, the property impresses with two garages offering abundant parking and storage options. The low-maintenance front and rear gardens provide the perfect setting for outdoor enjoyment with minimal upkeep. **We have been advised by the owner that there is an additional garage with the property, which is on a separate title.**

Situated in the highly sought-after Crossgate Peth area, this property enjoys close proximity to the vibrant City Centre, with its wide range of shops, restaurants, and leisure facilities. It's ideally located for access to University and College campuses, the University Hospital, and both bus and railway stations. Excellent transport links via the A167 and A1(M) Motorway Interchange at Carrville make this an ideal home for commuters.













GROUND FLOOR

Entrance

Cloaks/WC

5'0 x 4'3 (1.52m x 1.30m)

Study

9'3 x 9'2 (2.82m x 2.79m)

Kitchen

15'4 x 9'0 (4.67m x 2.74m)

Utility

9'0 x 9'0 (2.74m x 2.74m)

Garden Room/Dining

15'3 x 9'2 (4.65m x 2.79m)

FIRST FLOOR

Landing

Lounge/Diner

24'9 x 15'2 (7.54m x 4.62m)

Master Bedroom

17'3 x 9'2 (5.26m x 2.79m)

En-suite

9'0 x 7'3 (2.74m x 2.21m)

SECOND FLOOR

Landing

Bedroom

14'0 x 9'0 (4.27m x 2.74m)

Bedroom

10'4 x 9'0 (3.15m x 2.74m)

Bedroom

16'9 x 9'0 (5.11m x 2.74m)

Bathroom/WC

9'0 x 7'6 (2.74m x 2.29m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 58 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band G - Approx. £4,252 p.a

Energy Rating: C

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.

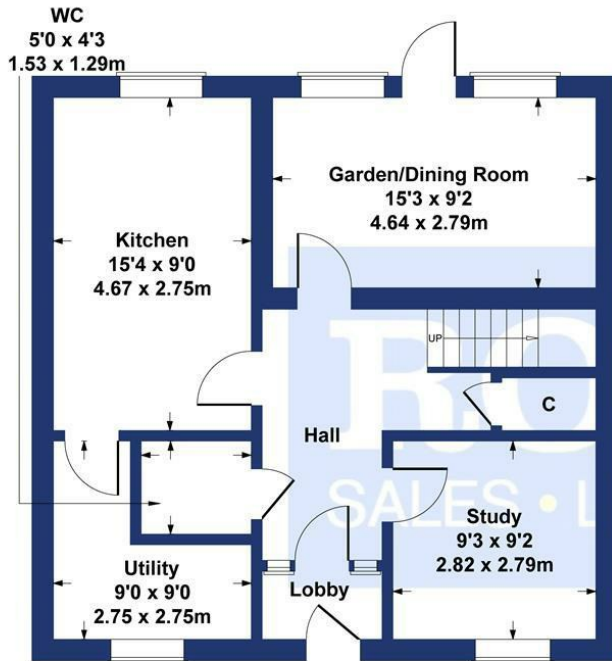
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



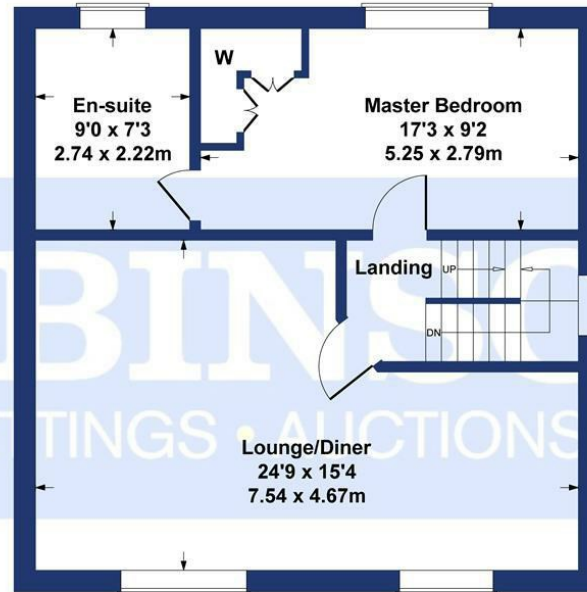
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

Aspen Lodge

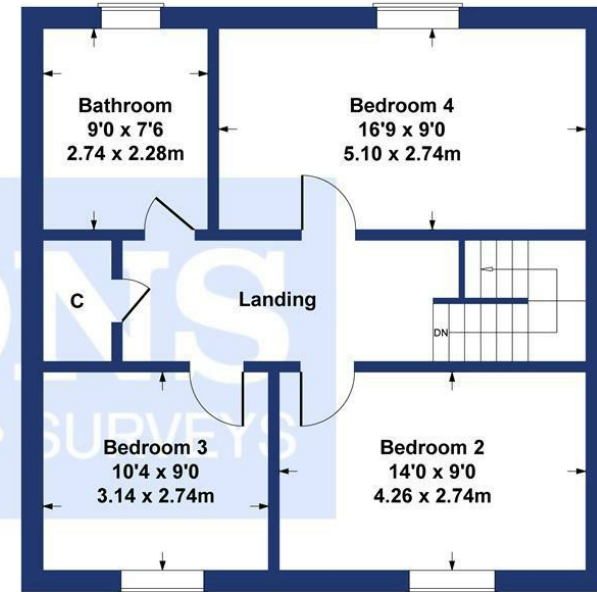
Approximate Gross Internal Area
1830 sq ft - 170 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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

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

