



Woodward Way, Aykley Heads, DH1 5ZH
2 Bed - Bungalow
Offers Over £199,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Woodward Way Aykley Heads, DH1 5ZH

No Upper Chain ** End Terrace Bungalow ** Very Popular Location ** Pleasant Position ** Gardens & Parking ** Outskirts of Durham ** Modern & Recently Constructed ** Must Be Viewed **

Situated in an enviable position within the development, the property enjoys lovely views of an open area at the front. The thoughtfully designed layout includes: an entrance hallway, open-plan living kitchen with French doors to the rear garden. The kitchen is fitted with fridge freezer, dishwasher, washer, oven & hob, and a modern selection of floor and wall units. The property offers two front-facing bedrooms, perfect for appreciating the view, and a bathroom equipped with WC, washbasin, walk-in shower, and an additional storage cupboard. The main bedroom has a Jack 'n' Jill WC and wash basin. Outside, the rear garden is enclosed, while the front includes a driveway providing parking.

Aykley Heads, located just north of Durham City, is a prestigious area offering an exceptional blend of tranquillity and accessibility, making it an appealing choice for a variety of buyers. The area is renowned for its picturesque setting, surrounded by mature trees and green spaces, creating a serene atmosphere while remaining close to the city's vibrant amenities. Nearby, residents can enjoy an array of shops, restaurants, and cultural attractions, including the historic Durham Cathedral and Castle.

Aykley Heads also benefits from excellent transport links, with Durham train station just a short distance away, providing direct services to Newcastle, Edinburgh, and London. The A690 and A1(M) are easily accessible, making it convenient for road travel to surrounding regions. For families, the area offers access to highly regarded schools and recreational facilities, as well as proximity to beautiful walking and cycling routes. Combining natural beauty, convenience, and premium amenities, Aykley Heads is an ideal location for those seeking a high-quality lifestyle close to the heart of Durham City









Entrance Hallway

Bedroom

14'0 x 10'6 (4.27m x 3.20m)

WC

Bedroom

10'0 x 8'7 (3.05m x 2.62m)

Bathroom/WC

8'6 x 7'0 (2.59m x 2.13m)

Open Plan Living Kitchen

24'4 x 12'2 (7.42m x 3.71m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 50 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891pa

Energy Rating: B

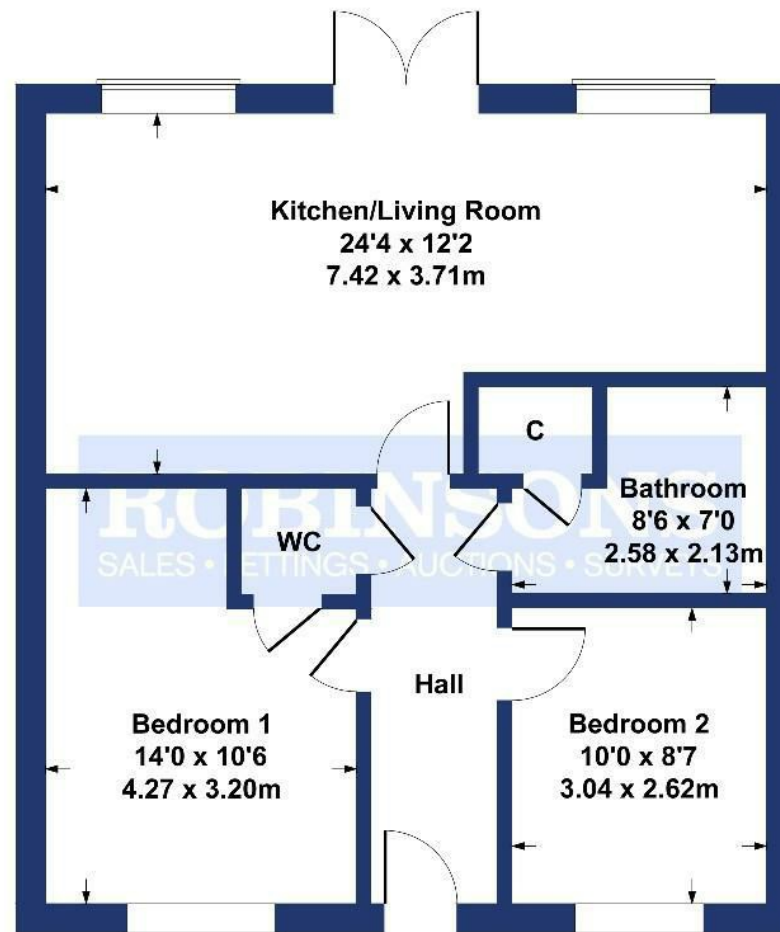
Estate Management Charge - £250pa

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.



Woodward way

Approximate Gross Internal Area
646 sq ft - 60 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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.



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

