



Oak Crescent, Kimblesworth, DH2 3QB  
2 Bed - House - Semi-Detached  
£110,000

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## Oak Crescent Kimbleworth, DH2 3QB

\* NO CHAIN \* REFURBISHED AND MUCH IMPROVED \* NEW KITCHEN \* MAJORITY NEW FLOORING \* EXCELLENT POSITION WITH COUNTRYSIDE VIEWS \* RE-DECORATED \* UTILITY ROOM \* TWO LARGE BEDROOMS \*

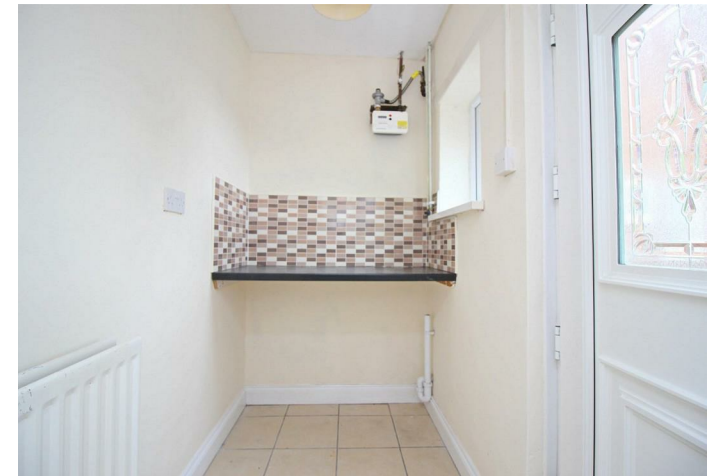
Offered to the market with no onward chain and the benefit of immediate vacant possession, this refurbished and much improved two-bedroom semi-detached house is an ideal purchase for a range of buyers.

Key features include a brand-new kitchen, mostly new flooring, UPVC double glazing, gas central heating, and fresh decoration throughout. Positioned in a desirable spot with countryside views surrounding the area, the property enjoys a peaceful setting while still being conveniently located. Great views can be appreciated as you arrive and when standing outside to the side.

The internal layout comprises a spacious, inviting open-plan lounge and dining area with French doors opening onto the rear garden, a modern, newly fitted kitchen, and a practical utility room.

To the first floor are two generously sized bedrooms and a well-presented family bathroom with a white suite. Externally, the property boasts a low-maintenance front garden, a side area with storage, and an enclosed rear garden ideal for relaxation.

Kimbleworth is a small village situated between Chester-le-Street and Durham City. It offers a blend of rural tranquillity and convenient access to local amenities, including shops, schools, and public transport links. The nearby A167 provides easy connectivity to surrounding towns and cities, making it a great choice for commuters. The scenic surroundings and open spaces make it popular with those seeking a quieter lifestyle while remaining well-connected.

















## GROUND FLOOR

### Lounge / Dining

18'0" x 16'0" (5.5 x 4.9)

### Kitchen

9'10" x 8'2" (3 x 2.5)

### Utility Room

6'10" x 4'3" (2.1 x 1.3)

## FIRST FLOOR

### Landing

### Bedroom

14'9" x 9'6" (4.5 x 2.9)

### Bedroom

10'9" x 10'5" (3.3 x 3.2)

### Bathroom

7'6" x 5'6" (2.3 x 1.7)

### Agent's 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. £1,701 p.a

Energy Rating: D



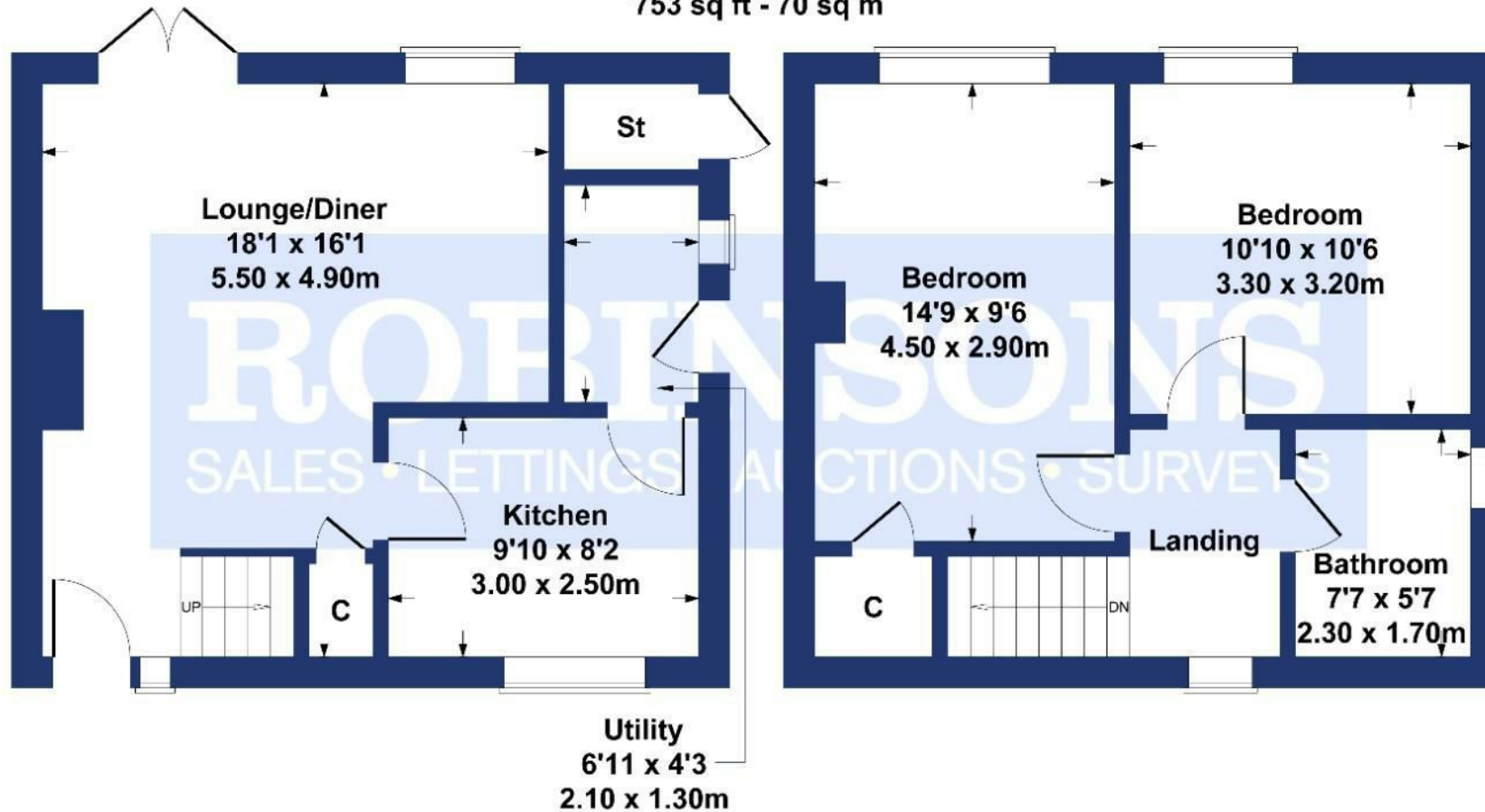
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



# Oak Crescent

Approximate Gross Internal Area  
753 sq ft - 70 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>		<b>67</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**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

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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