



Brass Thill Way, Greencroft, DH9 8FJ  
2 Bed - House - Semi-Detached  
£135,000

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## Brass Thill Way Greencroft, DH9 8FJ

\* BEAUTIFULLY PRESENTED \* LARGE PLOT WITH GARDEN AND OFF-STREET PARKING FOR 2 CARS (AND EV POINT) \* LIGHT AND AIRY \* NICE OUTLOOK \*

Offered for sale is this beautifully presented home which occupies a nice plot and position on this newly built development. The property is immaculately presented and early viewing is a must.

The internal floorplan comprises of entrance hall, comfortable lounge, stunning kitchen with French doors onto the rear garden, and a downstairs WC. On the first floor there are two good sized bedrooms and a white suite bathroom.

Externally there is off-street parking for 2 cars along with an EV charging point, and a small front garden. At the rear is a superb size garden with patio area.

Brass Thill Way forms part of a modern development in the village of Greencroft. The area offers a great mix of semi-rural living with practical amenities close by, including shops, schools and leisure facilities. There are excellent road links to nearby towns such as Consett, Stanley and Durham, making it ideal for commuters. Greencroft is also well known for its green spaces, countryside walks and access to nearby nature spots, including Greencroft Nature Reserve and the C2C cycle route, offering a peaceful lifestyle with plenty of outdoor opportunity.

















## GROUND FLOOR

### Entrance Hall

### Lounge

15'1" x 10'0" (4.62 x 3.07)

### Dining Kitchen

13'7" x 7'11" (4.15 x 2.42)

### Downstairs WC

5'6" x 3'2" (1.68 x 0.99)

## FIRST FLOOR

### Landing

### Bedroom One

13'7" x 10'2" (4.15 x 3.11)

### Bedroom Two

12'11" x 7'6" (3.95 x 2.29)

### Bathroom

7'6" x 5'9" (2.29 x 1.77)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2 Mbps, Superfast 74 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

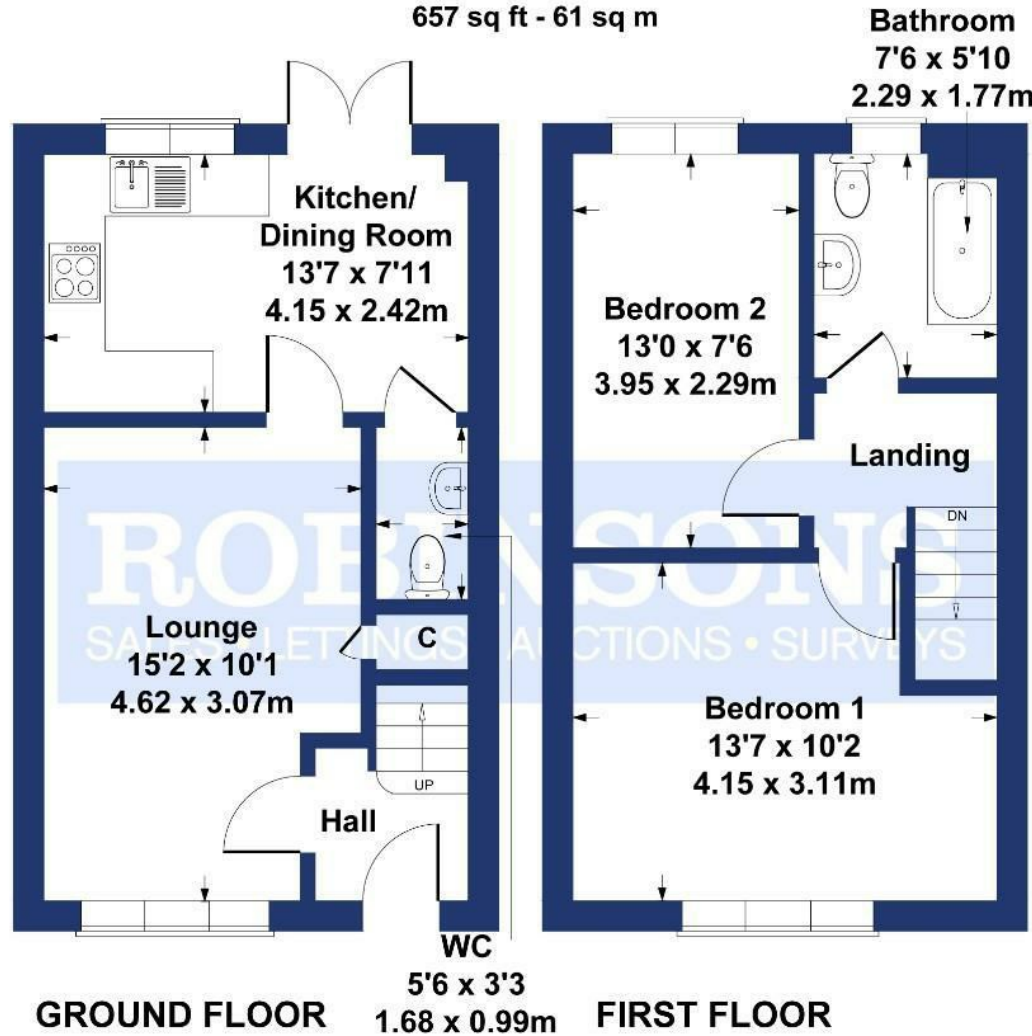
Energy Rating: B



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 appropriate authorities. Robinsons cannot accept liability for any information provided.

# Brass Thill Way

Approximate Gross Internal Area  
657 sq ft - 61 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(82 plus) A		
(81-81) B	84	
(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.





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