

**Marigold Crescent, DH4 6EF**  
**1 Bed - House - Mid Link Terrace**  
**£45,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



\* NO CHAIN \*

Offered for sale with the distinct advantage of no onward chain, this appealing one-bedroom home presents an excellent opportunity for first-time buyers, investors, or those seeking to downsize. The property is pleasantly positioned within a well-established residential area, boasting an open outlook over greenery to the front which provides a sense of space.

The internal layout is practical and welcoming, beginning with an entrance lobby that separates the main living space from the front door. The lounge serves as the heart of the home, featuring a bay window that allows natural light to brighten the room while framing the pleasant views. Leading on from the living area, the kitchen is functional and well-proportioned. To the first floor, the accommodation comprises a comfortable double bedroom and a bathroom fitted with a white suite.

Externally, there is a low-maintenance enclosed garden to the rear, providing a manageable outdoor space.

Marigold Crescent is situated in Bournmoor, a popular village located just a short drive from Chester-le-Street. The location offers a range of convenient local amenities, including a village shop, primary school, and pub, alongside attractive countryside walks for outdoor enthusiasts. Commuters will appreciate the excellent transport links, with easy access to the A1(M), Durham, and surrounding areas, making this a highly connected yet peaceful place to live.

## GROUND FLOOR

### Entrance Lobby

#### Lounge

13'9" x 9'10" (4.2 x 3)

#### Kitchen

15'1" x 7'2" (4.6 x 2.2)

## FIRST FLOOR

### Landing

#### Bedroom

15'1" x 11'5" (4.6 x 3.5)

#### Bathroom

8'6" x 4'3" (2.6 x 1.3)

## AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 32 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band 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.







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

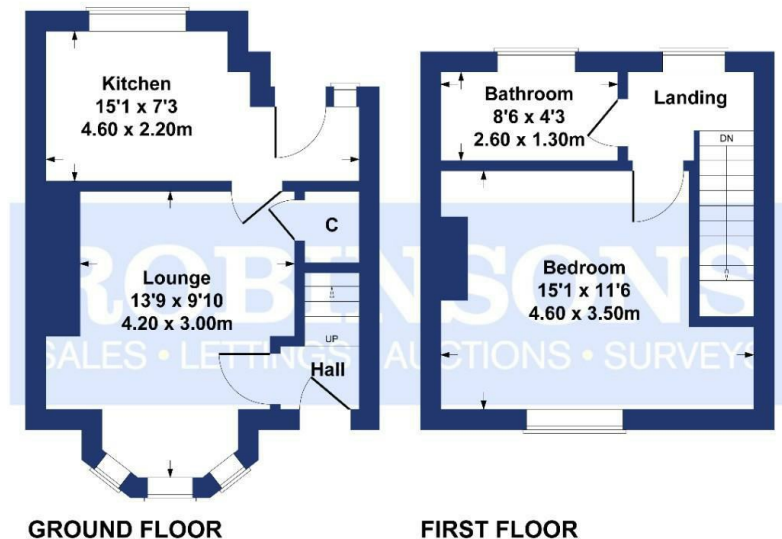
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Marigold Crescent

Approximate Gross Internal Area  
517 sq ft - 48 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscsls.co.uk

www.robinsonsestateagents.co.uk