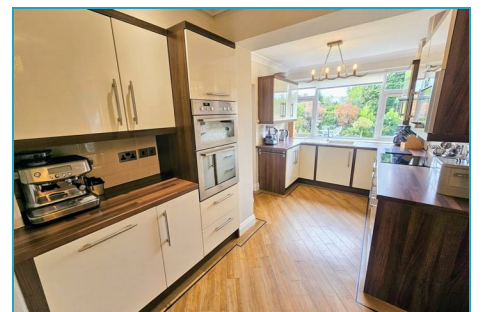
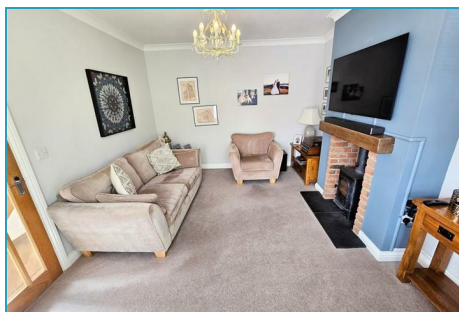





Moor Edge, Crossgate Moor, DH1 4HT



 3
  1
  1
  66

Offers Over £324,950

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Charming 3-Bed Semi in Prime Crossgate Moor

Evenmore Properties proudly presents this exceptional three-bedroom semi-detached home on Moor Edge, Crossgate Moor. Ideal for families, it's very close to Durham Johnston School with excellent links to Durham City.

Welcoming hall boasts Amtico flooring (much of ground floor), and features under-stairs storage. The front living room is comfortable, spacious, with bay window & log burner. A ground floor WC adds convenience. The rear has a stunning modern kitchen (integrated microwave, dishwasher, fridge, dual oven, induction hob), flowing to a dining/sunroom with garden access – the family hub. A separate utility/laundry room adds function.

Upstairs, find three well-proportioned bedrooms. The front master bedroom features an attractive bay window. The second double bedroom is to the rear, offering pleasant views. The third rear bedroom, currently a nursery, is versatile. The front family bathroom includes a bath with overhead shower, basin, and WC.

Neutral decoration throughout provides a blank canvas. Additionally there is a converted loft space with skylight which can be used as storage but has been used as office space.

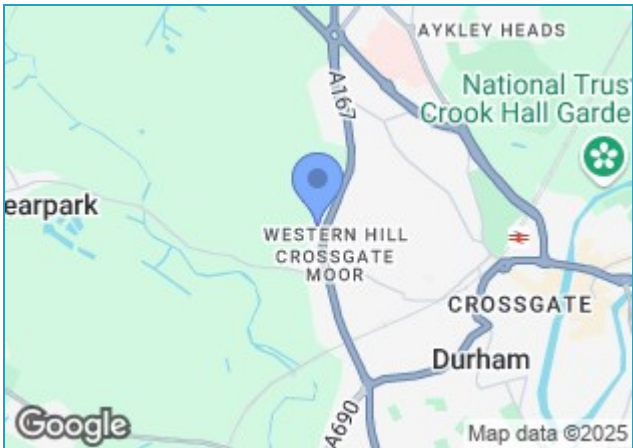
Externally, this superb home impresses. A garden pergola (rain canopy) allows for outdoor relaxing, entertaining & dining. Rear bedrooms offer great views. A large front block-paved driveway provides generous off-street parking. Side storage & shed offer excellent outdoor storage.

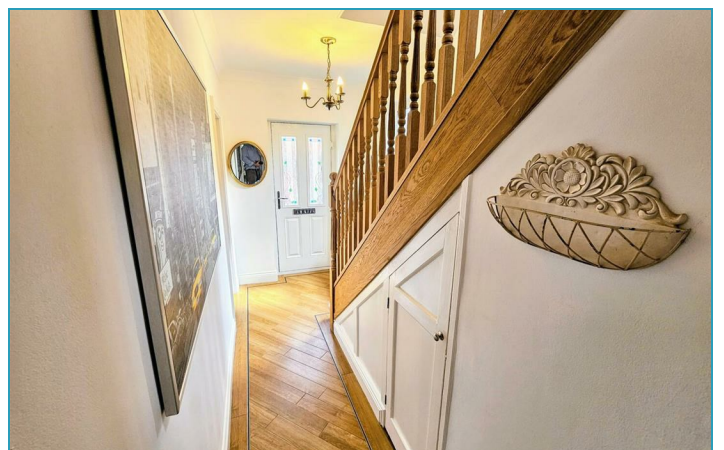
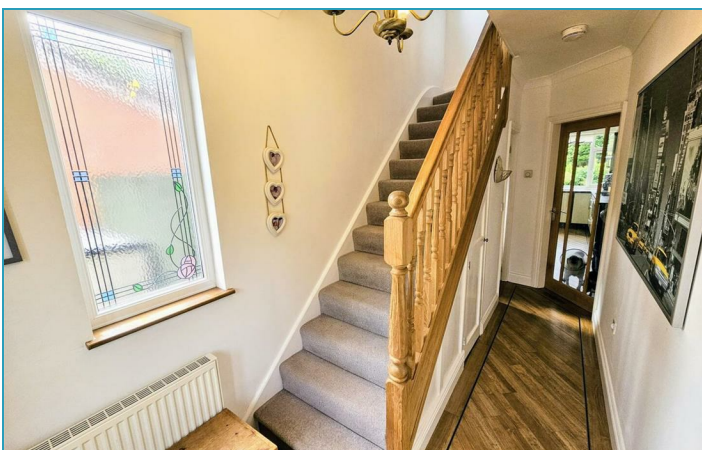
The Crossgate Moor location is highly desirable, known for its leafy streets. It's close to historic Durham City, with its cathedral, castle, shops, and restaurants. Families will value the excellent school catchment, including Durham Johnston. Easy access to retail parks offers wide-ranging amenities. This is a fantastic chance to acquire a wonderful family home in a prime Durham location, blending comfortable living with unmatched convenience. This property is a must-see.

Book your viewing today!

Hall 13'9" x 5'1" (4.18m x 1.54m)	Utility 10'4" x 5'1" (3.16m x 1.54m)	Master Bedroom 10'11" x 11'7" (3.34m x 3.52m)
Living Room 12'6" x 11'5" (3.80m x 3.47m)	WC 5'7" x 2'6" (1.70m x 0.76m)	Bedroom 2 10'6" x 11'5" (3.19m x 3.49m)
Kitchen/Diner 2'8" x 17'3" (0.81m x 5.27m)	Landing 7'9" x 5'7" (2.37m x 1.71m)	Bedroom 3 7'7" x 7'2" (2.32m x 2.18m)
Conservatory 13'5" x 7'1" (4.09m x 2.16m)	Bathroom 7'2" x 5'10" (2.18m x 1.78m)	

- Freehold
- Sought-after Crossgate Moor location, Moor Edge
- Three bedrooms, master with bay window
- Very close to Durham Johnston School
- Modern fitted kitchen, dining area & sunroom
- Ground floor WC and separate utility/laundry room
- Large block-paved driveway providing ample parking
- Modern combi boiler for efficient heating
- Bespoke Amtico flooring in hall, kitchen, diner & sunroom
- Great views from rear, close to Durham City & retail parks

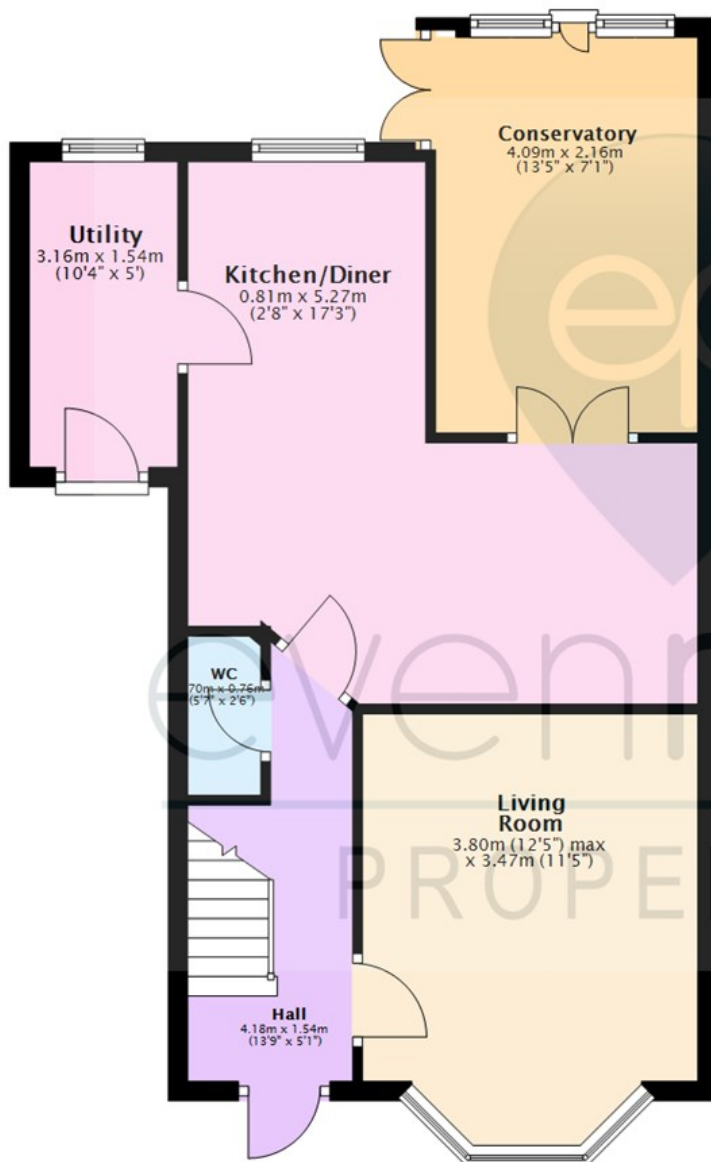




Floor Plan

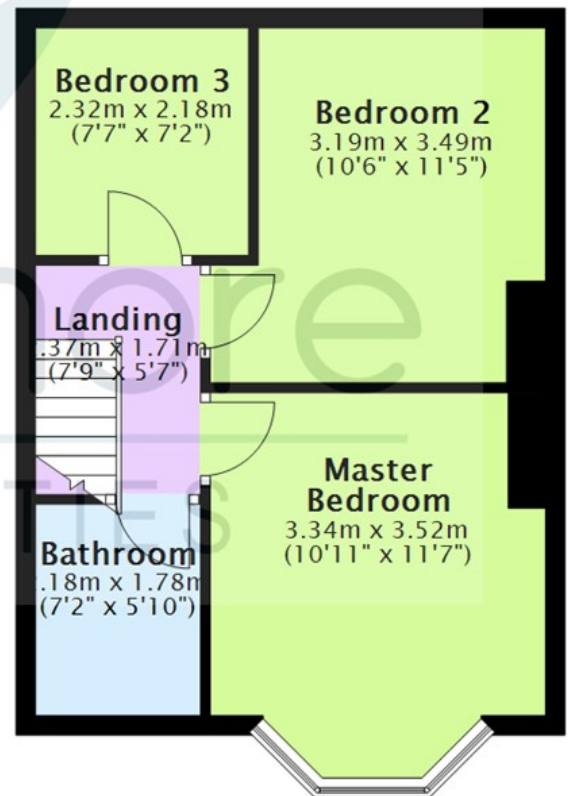
Ground Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 94.2 sq. metres (1013.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.