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Clydesdale Garth, Pity Me, DH1 5GW
4 Bed - House - Detached
O.I.R.O £415,000

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Clydesdale Garth

Pity Me, DH1 5GW

Rarely Available ** Generous Corner Plot ** Large Private Rear Garden ** Ample Parking & Detached Garage ** Prime Location ** Must Be Viewed **

Occupying a generous corner plot within the highly sought-after Rosemount development in Pity Me, Durham, this impressive four-bedroom detached family home offers spacious accommodation, ample off-street parking and a private rear garden.

Rarely available within this desirable location, Clydesdale Garth is ideally situated for access to local amenities, reputable schools, Durham City and excellent road links providing easy travel both north and south via the A1(M).

The property has been well maintained and benefits from a refurbished roof, double glazing and gas central heating throughout.

The accommodation briefly comprises a welcoming entrance hallway, ground floor WC and a useful study, ideal for those working from home. The spacious living room enjoys double doors opening into the dining room, creating an excellent space for both family life and entertaining. The dining room further benefits from direct access to the private rear garden.

The modern breakfasting kitchen is fitted with a range of wall and base units and incorporates a selection of integrated appliances. A separate utility room provides additional storage and practicality.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a family bathroom featuring both a bath and separate shower cubicle.

Externally, the property occupies an attractive corner position with ample driveway parking and an enclosed rear garden offering a good degree of privacy.

Combining generous living space, modern conveniences and a prime residential setting, this executive family home is expected to appeal to a wide range of buyers and early viewing is strongly recommended.





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Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3205 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

Selective licencing area – No

Rights & Easements – There may be some access rights over the front of the driveway for the neighbouring property

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





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Clydesdale Garth

Approximate Gross Internal Area
1464 sq ft - 136 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	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. 2026

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



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