



Toll House Road, Crossgate Moor, DH1 4HU
3 Bed - House - Semi-Detached
£1,600 PCM

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Part Furnished ** Popular Location ** Well Presented & Upgraded ** Private Rear Garden ** Ample Off Street Parking ** Spacious Floor Plan ** Close to Good Schooling, Amenities & Transport Links ** Upvc Double Glazing & GCH ** Must Be Viewed **

Comprises; entrance hall, lounge, open plan kitchen and dining room, utility room, sun room opening to rear garden. First floor has three bedrooms and bathroom with over bath shower.

Crossgate Moor is a sought-after residential area situated just to the south-west of Durham city centre, offering a tranquil, leafy setting with a strong sense of community. Characterised by its attractive mix of Victorian terraces, traditional semi-detached houses, and more modern family homes, the area blends historical charm with practical living. It is especially popular among families, professionals, and academics, thanks to its close proximity to the city centre, the university, and key transport routes.

Local amenities are plentiful and everyday conveniences are within easy reach. The surrounding green spaces, including Wharton Park and nearby woodland paths, provide ample opportunity for outdoor recreation and scenic walks, making it a particularly pleasant area for those who enjoy a balance of urban access and nature.

Transport connections are a major advantage, with Durham railway station just a short walk away, offering fast and frequent services to Newcastle, York, London, and beyond. Regular bus routes run through and around the area, while the nearby A167 and A690 make road travel convenient for commuters heading across the region.

Education is another key draw for families. Crossgate Moor is home to the highly regarded Durham Johnston Comprehensive School, rated outstanding, and lies within the catchment area of several well-rated primary schools, including Neville's Cross and St. Margaret's C of E. The area also benefits from its proximity to Durham University and a range of cultural and educational facilities.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Requirements

Council Tax Band - C Annual Cost - £2222.19

EPC Rating - C

BOND £1,600 | MINIMUM 6 MONTHS TENANCY

Required Earnings: Tenant Income - £57,600 Guarantor Income (If Required) - £57,600



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	71
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

DURHAM

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