

Littlewood Close, Browney, DH7 8LP
3 Bed - House - Semi-Detached
30% Shared ownership £57,000

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Littlewood Close
Browney, DH7 8LP

30% Shared Ownership ** Contemporary Affordable Living ** Outskirts of Durham ** No Chain ** Driveway ** Bi-Fold Doors to Garden ** Early Viewing Advised **

Situated in the sought-after village of Browney on the outskirts of Durham City, this beautifully presented three-bedroom home offers stylish modern living, quality finishes, and excellent access to local amenities and major road links.

The welcoming entrance leads to a stunning open-plan living space, featuring a Milan-inspired kitchen with a range of integrated appliances, flowing seamlessly into the dining and lounge areas. Impressive bi-fold doors open onto the rear garden, creating the perfect space for both everyday living and entertaining. A cloakroom/WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a contemporary en-suite shower room. A modern family bathroom fitted with a white suite serves the remaining bedrooms.

Externally, the garden enjoys lawn and patio areas together with side-gated access, whilst a double driveway provides off-street parking for two vehicles. Further benefits include double glazing and gas central heating.

Combining contemporary design, quality finishes and a desirable village location, this impressive home is ideal for a range of buyers seeking modern living close to Durham City.


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Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Leasehold for 30% share 125 years 21/01/2021 to 22/01/2146 - possible to buy 100% of property which would be freehold. Rent payable on 70% share is approx. £412pcm
Estate Management Charge – TBC
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Main
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 – None known
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 – No
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Shared Ownership

Shared Ownership Eligibility
To be eligible for Shared Ownership, applicants must:
* Be aged 18 or over.
* Have a household income of no more than £80,000 per annum.
* Not currently own a home.
* If a property is currently owned, it must be sold subject to contract and evidence will be required.
* Be unable to afford to purchase a property of this type in the area without the assistance of Shared Ownership.
The above criteria are used to assess eligibility for Shared Ownership. A financial assessment will also be required to confirm affordability.

Monthly Charges
* Management Charge: £20.17
* Buildings Insurance: £15.22
* Rent: £370.41
Total Monthly Charge: £405.80
There are currently no service charges applicable to this property.

Information for Prospective Shared Ownership Purchasers
Anyone interested in purchasing this property through the Shared Ownership scheme should initially contact the selling agent to discuss the property and arrange a viewing.

Offers can be submitted through the selling agent; however, all Shared Ownership purchases are subject to approval by Thirteen Group.

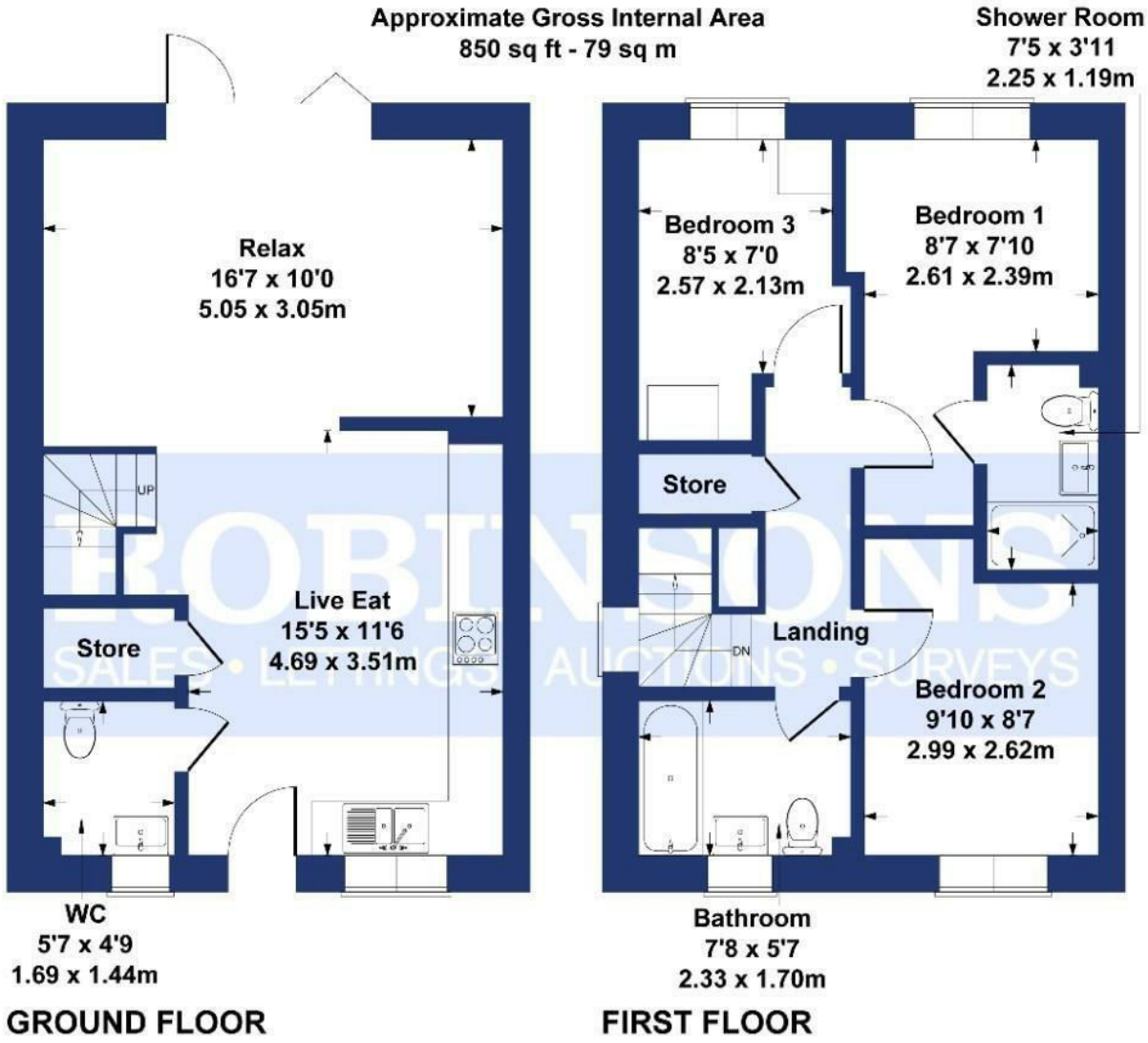
Once an offer has been received, Thirteen Group will contact the prospective purchaser(s) to provide details of the application process and arrange an independent financial assessment, as required under Homes England Shared Ownership regulations. Thirteen Group currently uses **TMP Mortgages** for these assessments, although purchasers are free to obtain their mortgage through any lender or broker of their choice.

Following the assessment, all parties will be advised of the outcome. If approved, the sale can proceed, and a Memorandum of Sale will be issued. Thirteen Group will instruct its own solicitors to deal with any lease-related requirements associated with the Shared Ownership resale.

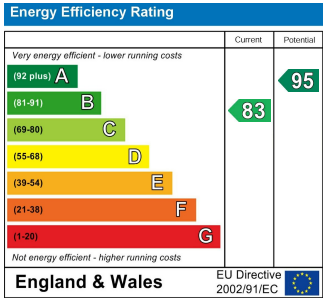
Applications should only be made by purchasers who have viewed the property and wish to proceed with a purchase.

Littlewood Close

Approximate Gross Internal Area
850 sq ft - 79 sq m



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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. 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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