

39 Moor Crescent
Durham
DH1 1PB



39 Moor Crescent

£210,000

This well presented, semi-detached house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The house boasts three inviting reception rooms, providing ample room for relaxation and entertaining guests.

The interior showcases a warm and welcoming atmosphere throughout. One of the standout features of this home is the rear garden room extension, which floods the space with natural light and creates a perfect spot for enjoying the tranquil garden views, especially with the bifold doors, bringing the living space and garden together.

The well-maintained rear garden offers a lovely outdoor space, ideal for summer gatherings or quiet evenings spent enjoying the fresh air and being one of the two largest in the street.

Situated in a very popular area, this home is close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. This property is not just a house; it is a place where memories can be made. Do not miss the opportunity to make this lovely home your own.

Porch

Double glazed with double doors, tiled floor

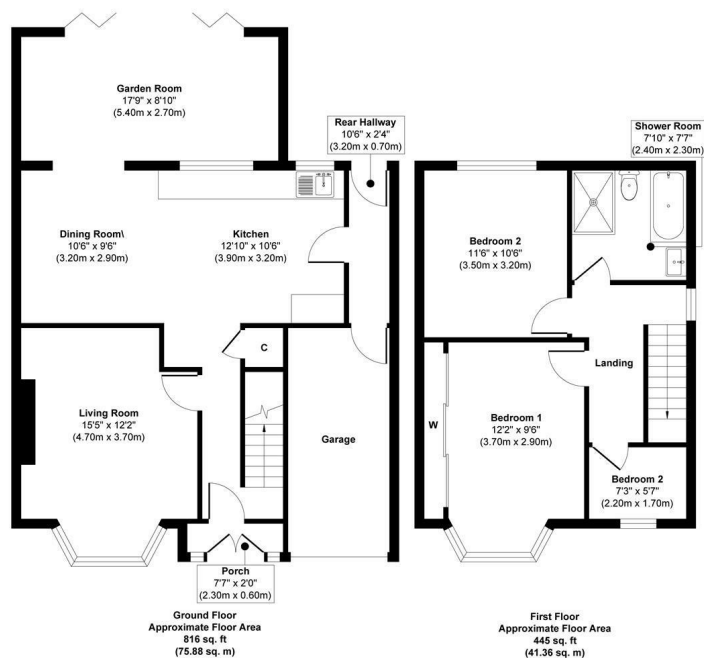
Hallway

Stairs to 1st floor, radiator

Living Room

Double glazed bay window to front, feature Adam style fire surround with inset gas fire and marble back panel and hearth, church style radiator





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



Dining Room

Open to Kitchen and to Garden Room, coving, radiator

Kitchen

Double glazed window to rear, opening to Garden Room, door to rear Hallway, understair cupboard. Range of base, wall and drawer units with contrasting heat resistant worksurfaces, incorporating a stainless steel sink unit, electric cooker point, plumbed for washing machine, space for upright fridge/freezer, tiled splashbacks, radiator

Rear Hallway

uPVC door to rear garden, door to garage

Garden Room

Five panel, double glazed, bi-fold doors, opening to full width. Two velux style windows, spotlighting, upright anthracite radiator, Seagrass matting to floor

First floor - Landing

Doors to:

Bedroom 1

Double glazed bay window to front, built in wardrobes with sliding doors, radiator, coving

Bedroom 2

Double glazed window to rear, shelving units, coving, radiator

Bedroom 3

Double glazed window to front, radiator

Bathroom

Double glazed window to side and rear. Four piece suite comprising of a double walk-in shower, paneled bath, wash basin in vanity unit, low level WC, tiled floor, tiled walls, vinyl ceiling with spot lights, ladder style radiator

Garage

With electric roller shutter door, power and light

Externally

Block paved driveway to front with space for two vehicles. To the rear is a large decked seating area, with garden mostly laid to lawn, flower beds, mature shrubbery and privacy hedging,



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