



Durham Road, Wheatley Hill, DH6 3LJ  
3 Bed - House - Semi-Detached  
O.I.R.O £174,000

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# Durham Road

## Wheatley Hill, DH6 3LJ

No Upper Chain \*\* Fantastic Further Potential \*\* Private Rear garden \*\* Spacious Layout \*\* Ample Parking Space \*\* Good Road Links \*\* Rarely Available \*\* Double Glazing & GCH \*\* Outskirts of Durham \*\* Viewing Advised to Appreciate Full Potential \*\*

The property has entrance hallway, setting the tone for the generous living space beyond. The main lounge is bright and roomy, centred around a charming multi-fuel burner, and flows effortlessly into the conservatory — a relaxing retreat with views across the rear garden. A dining room offers an ideal space for family dining and hosting. The kitchen is well laid out with plenty of worktop space and storage, complemented by a handy utility room and ground floor WC. Also on the ground floor is a versatile fourth bedroom, perfect as a guest room, home office, or an excellent option for multi-generational living.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom, all enjoying good natural light and a functional layout.

Externally, the home benefits from a generous rear garden, primarily laid to lawn with a paved patio area ideal for outdoor seating, entertaining and al fresco dining. A summer house/shed provides useful additional storage or space for hobbies, while the private outlook adds to the overall appeal. To the front, a driveway offers off-street parking for numerous vehicles.

Wheatley Hill is a well-connected County Durham village offering a friendly community feel, great value for buyers, and easy access to surrounding towns. With the A19 nearby, commuting to Durham, Sunderland and Teesside is straightforward, while rail links can be reached from Durham or Chester-le-Street. The village has local everyday amenities close by, with schools, supermarkets, medical services and leisure facilities all within a short drive.









## GROUND FLOOR

### Hallway

### Reception or Bedroom

17'1 x 7'7 (5.21m x 2.31m)

### Dining Room

12'2 x 11'2 (3.71m x 3.40m)

### Lounge

17'9 x 12'2 (5.41m x 3.71m)

### Conservatory

11'10 x 11'2 (3.61m x 3.40m)

### Kitchen

15'5 x 7'10 (4.70m x 2.39m)

### Utility Room

8'6 x 7'3 (2.59m x 2.21m)

## WC

## FIRST FLOOR

### Bedroom

11'10 x 11'10 (3.61m x 3.61m)

### Bedroom

12'2 x 11'10 (3.71m x 3.61m)

### Bedroom

6'11 x 6'7 (2.11m x 2.01m)

### Bathroom/WC

7'3 x 6'11 (2.21m x 2.11m)

## Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Tenure: Freehold

Property Construction – Assumed 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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

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 – Garage conversion and conservatory

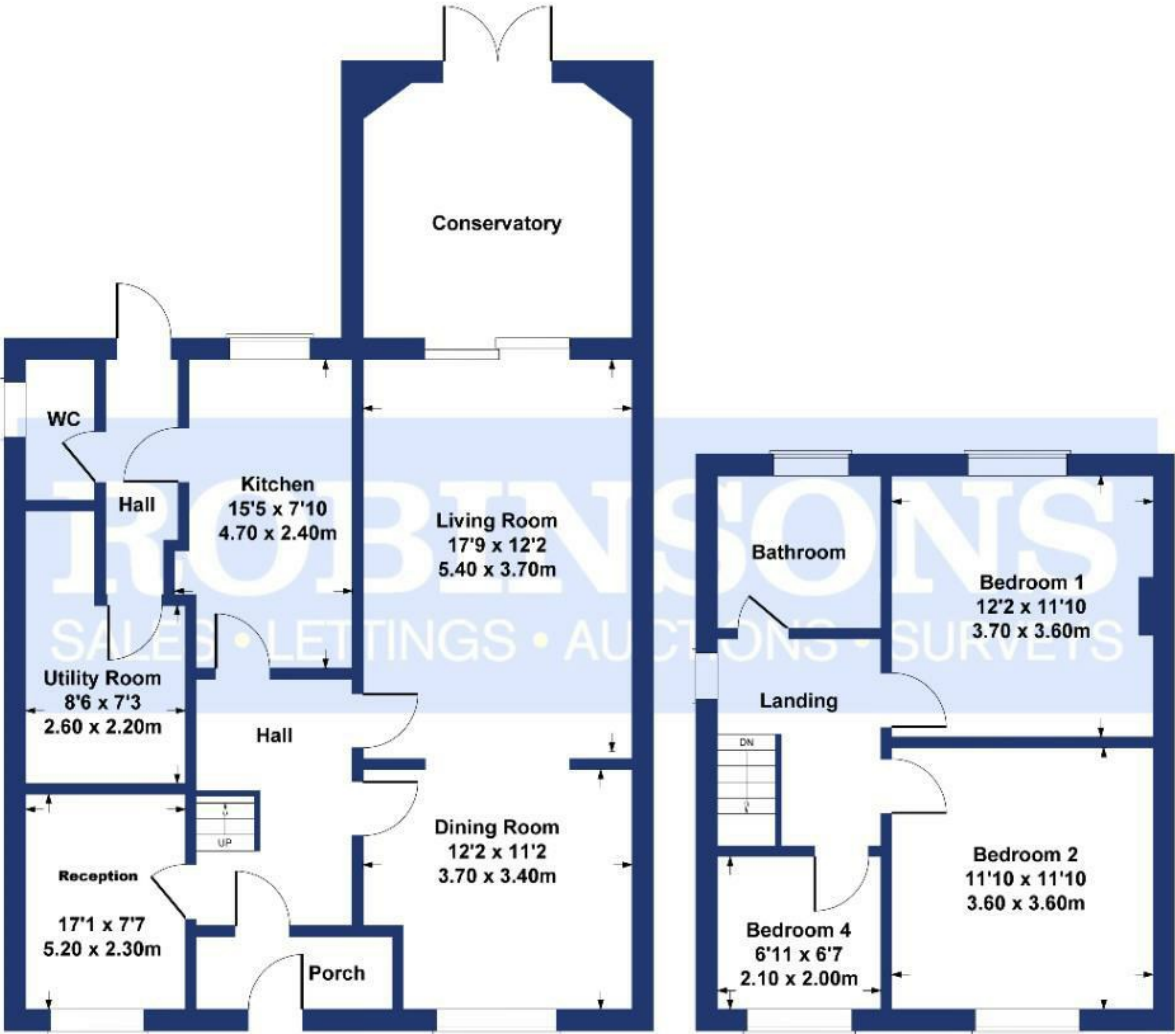
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Rosscairn, Durham Road

Approximate Gross Internal Area  
1432 sq ft - 133 sq m



GROUND FLOOR

FIRST FLOOR

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.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 81        |
| (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 |           |



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

