

**Moor Crescent, Ludworth, DH6 1LZ**
**3 Bed - House - Semi-Detached**
**Offers Over £80,000**

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**NO CHAIN ** UPGRADED ** MODERN KITCHEN & BATHROOM ** LARGE REAR GARDEN ** REPLACEMENT DOUBLE GLAZING WINDOWS INSTALLED ** 2026 COMBI BOILER **NO CHAIN****

**Pleasantly positioned within a small, modern residential development in the highly desirable semi-rural village of Ludworth, this beautifully refurbished three-bedroom semi-detached home offers the perfect balance of peaceful village living and excellent connectivity.**

**Ludworth is a charming and well-regarded County Durham village, surrounded by open countryside yet conveniently located just a short distance from nearby towns such as Durham, Peterlee, and Seaham. The area is particularly popular with families and professionals alike, benefiting from a strong sense of community, scenic walking routes, and access to a range of everyday amenities. Excellent transport links, including the nearby A19, make commuting both north and south straightforward, while local bus routes and the well-regarded Ludworth Primary School are within easy walking distance.**

**Internally, the property has undergone a full refurbishment in recent times to a high standard, featuring a modern kitchen, modern bathroom, and replacement double glazing throughout.**

**The accommodation briefly comprises: a welcoming hallway with downstairs W/C and generous storage cupboard, a bright and inviting lounge complete with a stylish wall-mounted electric fire, and a contemporary kitchen fitted with a ceramic touch screen hob.**

**To the first floor, there are three well-proportioned bedrooms, all newly carpeted, along with a sleek new bathroom suite incorporating an over-bath electric shower.**

**Externally, the property continues to impress, offering a front driveway providing off-street parking and a substantial, well-maintained rear garden, ideal for families or those who enjoy outdoor space.**

**** Please note - Images are prior to the current tenancy ****









## Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a
Tenure: Freehold
Property Construction – Standard assumed
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 – 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.


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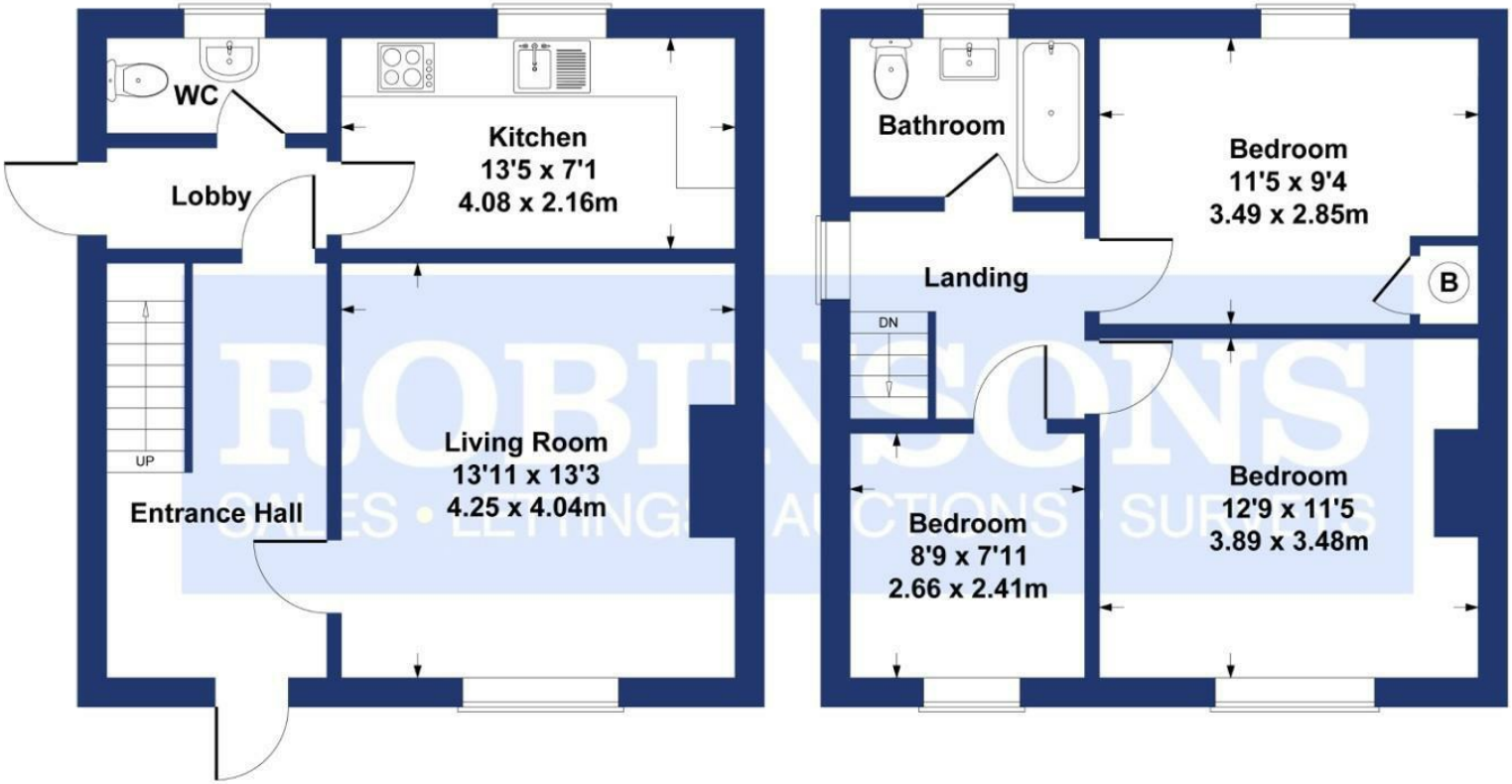

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# Moor Crescent

**Approximate Gross Internal Area**
**915 sq ft - 85 sq m**

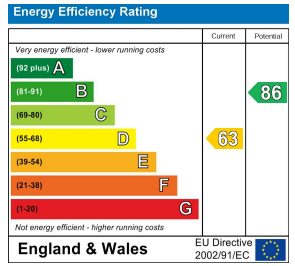



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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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




Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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