



Morley Crescent

Kelloe DH6 4NS

Offers In The Region Of £89,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Morley Crescent

Kelloe DH6 4NS



- Available with no chain involved
- EPC RATING - D
- Updated electrics

- Popular village location
- Two double bedrooms
- Boiler replaced around 2 years ago

- Cul de sac position
- Gardens and off street parking
- Windows replaced around 4 years ago

Available for sale with no chain involved, this semi detached house with two bedrooms in the village of Kelloe has been modernised to include a refitted kitchen, replacement windows, updated electrics and central heating boiler. Enjoying a cul de sac location, it is in ready to move in condition, perfect for first time buyers or buy to let investors.

The floor plan comprises of an entrance hall, living room, refitted kitchen and rear lobby/utility room with ground floor WC. To the first floor is a generous double bedroom with cupboard housing the combi gas central heating boiler, further well proportioned bedroom and bathroom. Externally there are enclosed gardens to the front and rear, along with a driveway for off street parking.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. With stairs leading to the first floor, a radiator and UPVC double glazed window to the front.

Living Room

13'10" x 11'10" (4.24 x 3.63)

Having a UPVC double glazed window to the front, radiator and electric fire.

Kitchen

15'3" x 6'9" (4.67 x 2.06)

Refitted with a range units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over and fridge/freezer space. Further features include a UPVC double glazed window to the rear, tiled splashbacks, laminate flooring, an understairs cupboard and radiator.

Rear Lobby/Utility Room

7'4" x 4'0" (2.26 x 1.22)

Having a UPVC double glazed door to the side, fitted worktop and plumbing for a washing machine.

WC

4'0" x 3'4" (1.22 x 1.04)

Comprising of a WC, hand wash basin and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and access to the loft.

Bedroom One

11'8" x 10'11" (3.56 x 3.33)

Generous double bedroom with a UPVC double glazed window to the front, a radiator and cupboard housing the combi gas central heating boiler.

Bedroom Two

10'0" x 7'10" (3.05 x 2.40)

Further well proportioned bedroom with a UPVC double glazed window to the rear, a storage cupboard and radiator.

Bathroom/WC

6'7" x 4'5" (2.03 x 1.35)

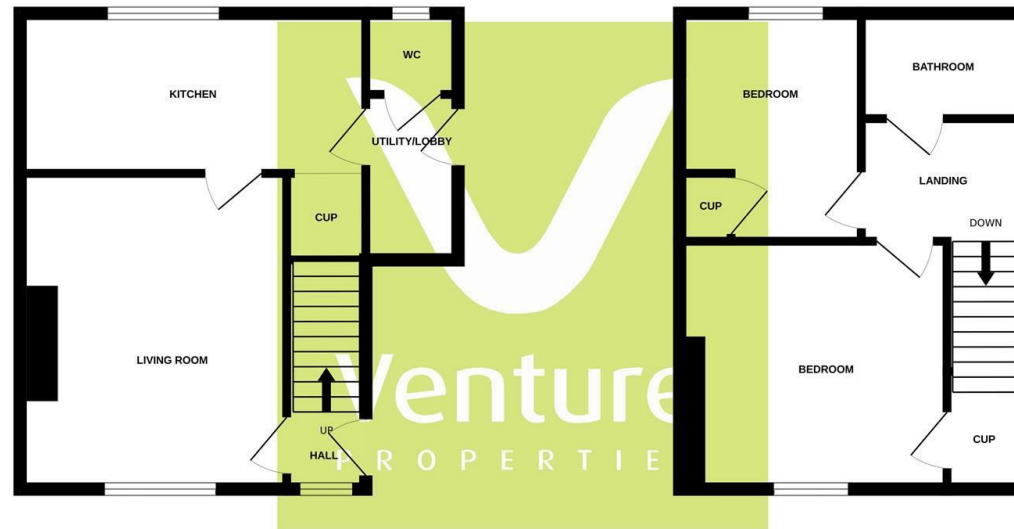
Fitted with a panelled bath having mains fed shower over, a wash basin set to a vanity unit and WC. Having a heated towel rail and UPVC double glazed opaque window to the side.

EXTERNAL

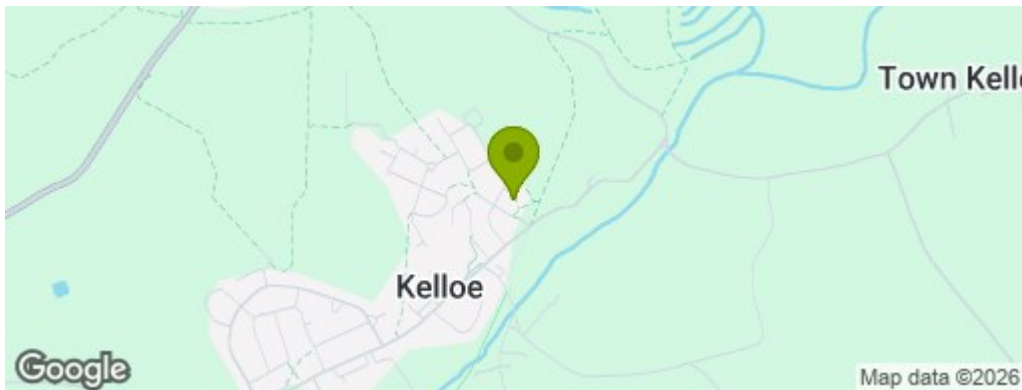
To the front of the property is a lawned garden and driveway for off street parking, whilst to the rear is a further garden with lawn, patio area and shed.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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