



Hutton Way, Framwellgate Moor, DH1 5BW
3 Bed - House - Mid Terrace
Offers Over £175,000

ROBINSONS
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Hutton Way

Framwellgate Moor, DH1 5BW

NO UPPER CHAIN ** ALLOCATED CAR PARKING AND VISITOR BAYS ** GOOD QUALITY FIXTURES AND FITTINGS ** CUL DE SAC **
PRIVATE REAR GARDEN ** POPULAR & CONVENIENT LOCATION ** UPVC DOUBLE GLAZING & GCH ** EARLY VIEWING ADVISED **

A lovely family home nestled in a quiet cul-de-sac within an attractive and modern development. The well-presented accommodation briefly comprises an entrance lobby, a convenient downstairs WC, a welcoming lounge, and a stylish fitted kitchen with a dining area featuring French doors that open onto the rear garden.

Upstairs, there are three generously sized bedrooms and a modern family bathroom with a white suite. Externally, the property enjoys a rear garden mainly laid to lawn with paved pathways, perfect for relaxing or entertaining. To the front, there is an allocated parking space along with several visitor bays.

Hutton Way is part of a modern development in the sought-after area of Framwellgate Moor, close to a variety of local shops and amenities. The Arnison Centre retail park—open seven days a week—is just a short distance away, offering a wide range of shopping and dining options. The area also provides excellent access to local schools, recreational facilities including a gym, and major transport links. Durham City Centre is approximately two to three miles away.









GROUND FLOOR

Entrance Lobby

Downstairs WC

Lounge

13'1" x 13'1" (4 x 4)

Dining Area

8'6" x 8'2" (2.6 x 2.5)

Kitchen

9'6" x 8'10" (2.9 x 2.7)

FIRST FLOOR

Landing

Bedroom

12'1" x 8'10" (3.7 x 2.7)

Bedroom

10'5" x 7'10" (3.2 x 2.4)

Bedroom

8'2" x 7'6" (2.5 x 2.3)

Bathroom

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

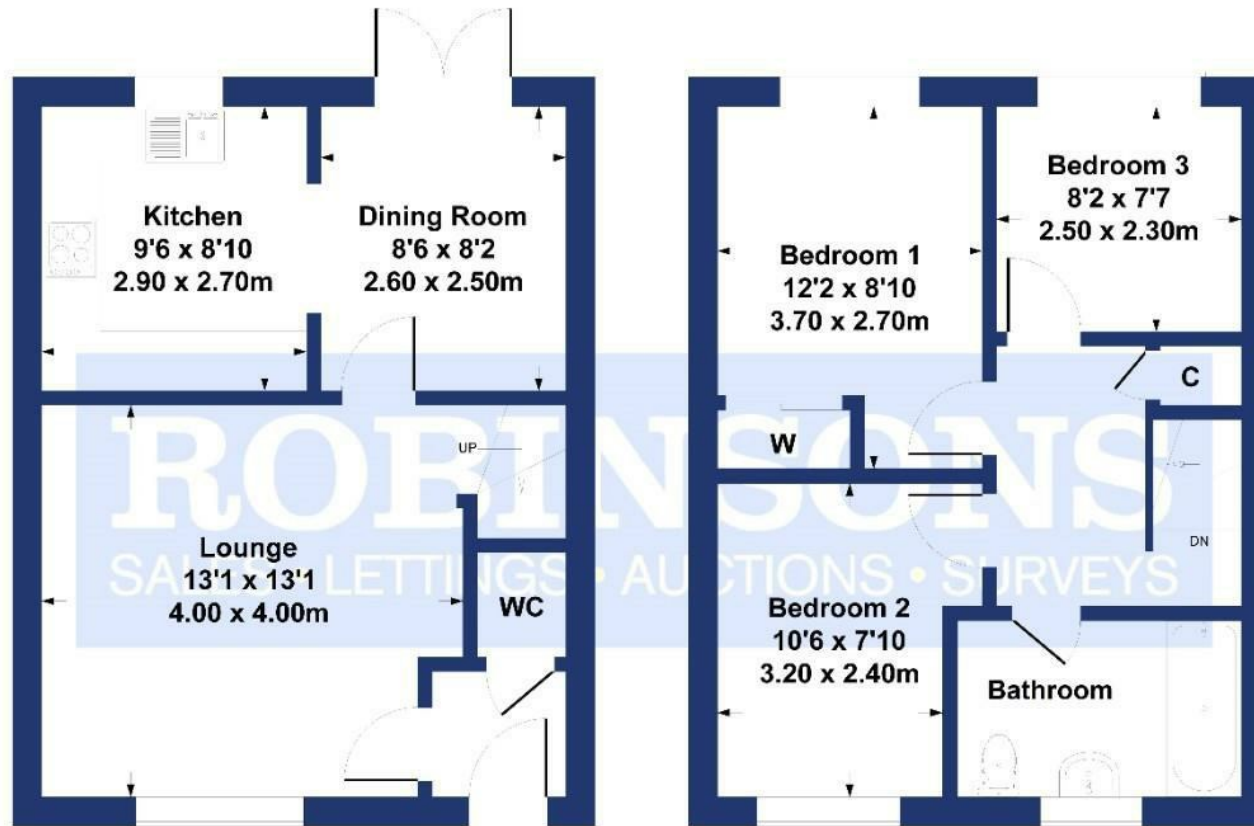
Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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.

Hutton Way

Approximate Gross Internal Area
807 sq ft - 75 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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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

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.

