



St. Bedes Close, Crossgate Moor, DH1 4AA
3 Bed - House - Semi-Detached
£310,000

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St. Bedes Close

Crossgate Moor, DH1 4AA

No Upper Chain ** Recently Refurbished ** Very Popular & Desirable Area ** Ideal Family or Investment Home ** Gardens, Parking & Detached Garage ** Spacious Versatile Layout ** 3/4 Bedrooms ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises: entrance porch, hallway, reception room, stunning fitted kitchen, rear lobby with door to the rear garden and access to the WC. There is a comfortable living room and additional reception room or fourth bedroom. The first floor has three good sized bedrooms, fabulous bathroom with over bath shower and separate WC. Outside, there are front and rear gardens, detached garage with driveway.

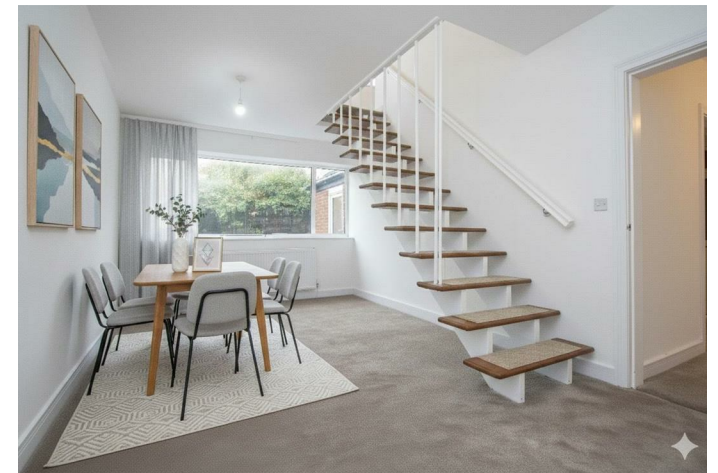
St. Bede's Close is a highly sought-after and well-established residential location, enjoying a convenient position within easy walking distance of the historic City Centre. Residents benefit from a wide variety of local amenities, including an extensive choice of shops, supermarkets, cafés, bars, and restaurants, as well as cultural and recreational facilities such as theatres, museums, and leisure centres.

St Bede's Close is particularly well placed for those connected with the academic and healthcare sectors, being just a short distance from many of the University and College departments, together with Durham University Hospital. Excellent transport links are also close at hand, with both the bus and railway stations within easy reach, providing regular services across the region and beyond.

For those who commute by car, the property offers superb road connections, lying just off the A(167) and only a few minutes' drive from the A1(M) Motorway Interchange, ensuring straightforward access to Newcastle, Darlington, and further afield.

Combining accessibility, convenience, and a desirable residential setting, St. Bede's Close continues to be one of the most popular addresses in the area.

** Some of the images have been digitally staged with furnishings to show how the property can be presented **











GROUND FLOOR

Entrance Porch

Hallway

Reception Room

10'11 x 9'10 (3.33m x 3.00m)

Kitchen

17'8 x 7'6 (5.38m x 2.29m)

Rear Lobby

WC

Lounge

17'4 x 9'10 (5.28m x 3.00m)

Reception or Additional Bedroom

10'9 x 7'7 (3.28m x 2.31m)

FIRST FLOOR

Bedroom

16'3 x 8'6 (4.95m x 2.59m)

Bedroom

13'1 x 9'1 (3.99m x 2.77m)

Bedroom

10'11 x 6'7 (3.33m x 2.01m)

Bathroom

9'4 x 4'10 (2.84m x 1.47m)

WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 75 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

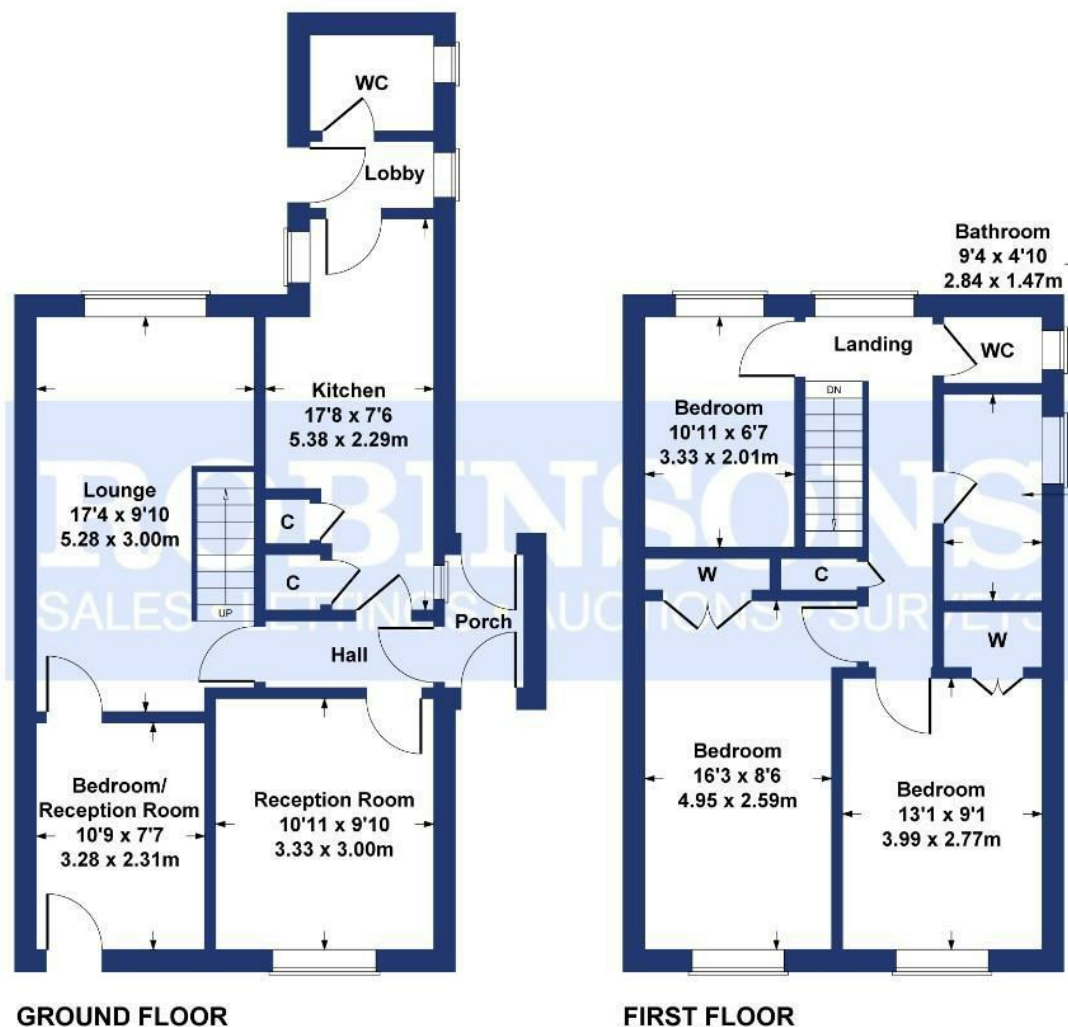
Energy Rating: C

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.

St Bedes Close

Approximate Gross Internal Area
1120 sq ft - 104 sq m



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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		70 82
(81-81) 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

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.



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