



Steetley Terrace, Quarrington Hill, DH6 4QJ  
2 Bed - House - Terraced  
Starting Bid £59,995

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Steetley Terrace

## Quarrington Hill, DH6 4QJ

No Chain \*\* Rear Garden With Sunny Aspect \*\* Well Presented & Maintained \*\* Village Location \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Spacious Floor Plan \*\* Outskirts of Durham \*\* Ideal Starter or Young Family Home \*\* Good Road Links \*\* Buy-to-Let Potential \*\* Must Be Viewed \*\*

\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £59,995 \* Buyers Premium applies please see full details for information \*

The floor plan comprises: entrance porch, hallway, comfortable lounge, spacious dining room with large under stair cupboard, galley style kitchen, fitted with a range of units and having door to the rear courtyard garden. The first floor has two double bedrooms and shower room/WC. Outside there are front and rear courtyard style gardens, whilst over the service lane, we have been advised there is a large enclosed garden with private and sunny aspect.

Quarrington Hill, a charming village in County Durham, offers a peaceful rural setting with easy access to urban conveniences, making it an attractive option for potential buyers. The village has essential amenities, a community centre, and traditional pubs, while larger shopping and leisure facilities are just a short drive away in nearby towns. The surrounding countryside provides stunning views and opportunities for outdoor activities, including walking and cycling along scenic trails like those in Cassop Vale Nature Reserve.

Quarrington Hill is well-connected by road, with the A181 offering a straightforward route to Durham City and other nearby areas. Regular bus services further enhance accessibility, making it a suitable location for commuters and families alike. Its blend of village charm, access to nature, and proximity to essential services makes Quarrington Hill a desirable choice for those seeking a balanced and tranquil lifestyle.

















#### Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a  
 Tenure: Freehold  
 Estate Management Charge – NA  
 Property Construction – Standard  
 Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only  
 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 – NA  
 Probate – NA  
 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

#### Lounge

17'10 x 11'9 (5.44m x 3.58m)

#### Dining Room

15'1 x 9'6 (4.60m x 2.90m)

#### Kitchen

14'10 x 6'5 (4.52m x 1.96m)

#### Bedroom

12'10 x 8'0 (3.91m x 2.44m)

#### Bedroom

11'7 x 8'6 (3.53m x 2.59m)

#### Shower Room

7'11 x 6'7 (2.41m x 2.01m)

# Steetley Terrace

Approximate Gross Internal Area

958 sq ft - 89 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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