



Durham Moor Crescent, Durham Moor, DH1 5AS  
3 Bed - House - Semi-Detached  
Offers Over £325,000

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# Durham Moor Crescent

## Durham Moor, DH1 5AS

Fabulous Location \*\* Highly Regarded & Sought After \*\* Upgraded Family Home \*\* Good Further Potential \*\* Ample Driveway Parking & Detached Garage \*\* Enclosed Landscaped Garden \*\* Sunny Rear Aspect \*\* Good Schools, Amenities & Road Links \*\* Upvc Double Glazing & GCH \*\*

The floor plan includes an inviting entrance hall, a comfortable lounge featuring a fireplace and bay window, and an open-plan living, dining, and kitchen area. The spacious dining and living zone is ideal for entertaining or family gatherings, with French doors opening onto the rear garden. The contemporary fitted kitchen offers a range of shaker style units, integrated appliances, and the added convenience of a boiling-water tap.

Upstairs, there are two double bedrooms and a further third bedroom. The family bathroom features a modern white suite with an over-bath shower and mixer tap attachments.

Externally, the property enjoys a pleasant setting with ample parking to the front and double gates providing access to a further block-paved driveway leading to a detached garage. The enclosed rear garden has been thoughtfully landscaped to create a peaceful retreat, complete with decked patio areas and a large shed that could serve as a summer house. The garden also benefits from a sunny aspect.

Durham Moor Crescent has long been a sought-after location, thanks to its convenient position within two miles of the City Centre and its extensive range of shops, leisure facilities and amenities. It offers easy access to County Hall, the University Hospital, the Land Registry and Aykley Heads. The area is well placed for Durham Johnston and Framwellgate Moor secondary schools, as well as primary schools in Nevilles Cross, Framwellgate Moor, Newton Hall and Crossgate Moor. Everyday shops and local amenities can be found close by in Framwellgate Moor. The crescent is also ideal for commuters, lying just a few minutes' drive from the A167, which provides excellent transport links both north and south.























## GROUND FLOOR

### Hallway

### Lounge

12'04 x 11'07 (3.76m x 3.53m)

### Open Plan Living Dining & Kitchen

### Living & Dining

12'04 x 10'02 (3.76m x 3.10m)

### Kitchen

12'04 x 8'0 (3.76m x 2.44m)

## FIRST FLOOR

### Bedroom

11'05 x 11'07 (3.48m x 3.53m)

### Bedroom

10'05 x 11'0 (3.18m x 3.35m)

### Bedroom

7'11 x 7'0 (2.41m x 2.13m)

### Bathroom/WC

7'11 x 7'03 (2.41m x 2.21m)

### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Tenure: Freehold

Property Construction – Standard assumed.

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 – no

Probate – N/A

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.

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.

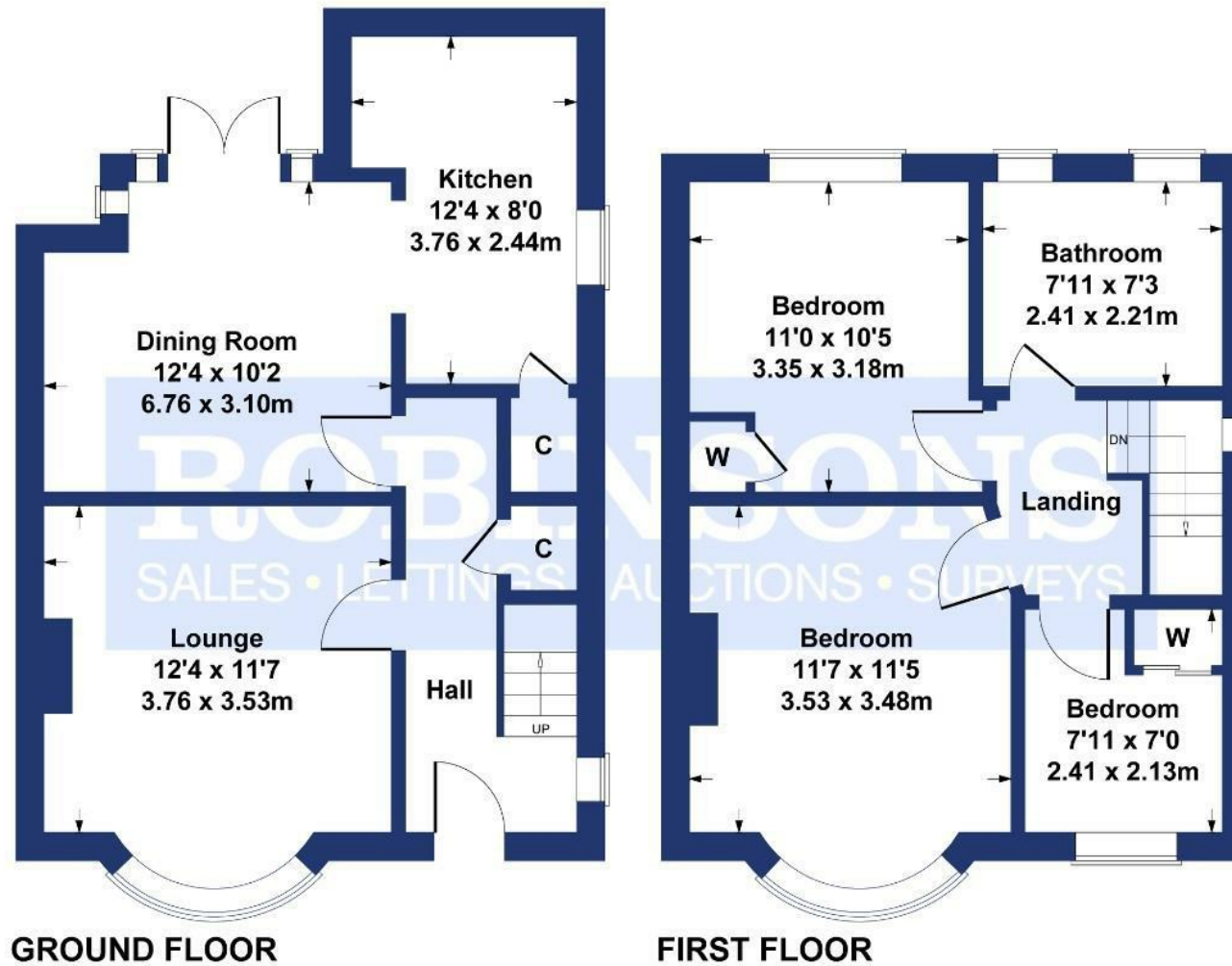






# Durham Moor

Approximate Gross Internal Area  
928 sq ft - 86 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	73
	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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