Wayside, Croxdale, DH6 5HW
3 Bed - House - Detached
Reduced £149,950

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Robinsons are delighted to present to the market this exceptional and unique THREE BEDROOM DETACHED HOUSE, offered for sale with no onward chain. Beautifully presented throughout, this fantastic property is perfectly suited to first-time buyers, growing families, or those seeking a spacious home ready to move straight into. The property boasts generous living accommodation, three well-proportioned bedrooms, excellent storage solutions, attractive gardens, gas central heating, and UPVC double glazing throughout. Ideally positioned within the popular village of Croxdale, the home is conveniently located close to local amenities, well-regarded schools, and regular bus routes, while Durham City Centre is just a short 10 minute drive away. Early viewing is highly recommended to fully appreciate the quality, space, and charm this wonderful home has to offer.

Accommodation briefly comprises: WELCOMING ENTRANCE HALLWAY, spacious and bright LOUNGE, a STYLISH KITCHEN/DINING ROOM, CONSERVATORY overlooking the rear garden, GROUND FLOOR WC, and REAR LOBBY. To the first floor are THREE GENEROUSLY SIZED BEDROOMS and a WELL APPOINTED FAMILY BATHROOM. Externally, the property enjoys a substantial ENCLOSED FRONT GARDEN which wraps around both sides of the home, leading to a private and beautifully maintained REAR GARDEN with a PAVED PATIO AREA, perfect for relaxing or entertaining outdoors. In more detail the accommodation comprises:-

EPC Rating: D
Council Tax Band: A

Hallway
With central heating radiator and stairs to first floor.

Lounge
15'0 x 12'4 max points (4.57m x 3.76m max points)
With Upvc bay window, feature fire surround and central heating radiator.

Kitchen/Dining Room
15'5 x 6'8 (4.70m x 2.03m)
Fitted with a range of white wall and base units, stainless steel sink with mixer tap and drainer, plumbing for washing machine, electric cooker point, space for small dining table, tiled splash backs, central heating radiator and Upvc window.

Conservatory
9'8 x 9'1 max points (2.95m x 2.77m max points)
Upvc windows and French doors leading to rear garden

Ground Floor W/C
With WC, tiled splash backs, central heating radiator and Upvc window.

Rear Lobby
x2 useful storage cupboards, central heating radiator and side access.

Landing
Upvc window, central heating radiator and access to loft space.

Bedroom One
12'0 x 10'2 max points (3.66m x 3.10m max points)
With a range of fitted wardrobes, airing cupboard, central heating radiator and Upvc window.

Bedroom Two
12'1 x 8'7 max points (3.68m x 2.62m max points)
With central heating radiator and Upvc window.

Bedroom Three
9'9 x 6'9 (2.97m x 2.06m)
With central heating radiator and Upvc window.

Bathroom/WC
6'8 x 5'5 (2.03m x 1.65m)
Three piece suite comprising panelled bath with tiled surround, wash hand basin, w/c, tiled splash backs, central heating radiator and Upvc window.

Externally
To front elevation is a good sized enclosed garden which wraps around both sides of the property and leads to a lovely enclosed rear garden and patio area.

Agents Notes
Council Tax: Durham County Council, Band 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 (not metered)
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 – n/a
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – NA
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

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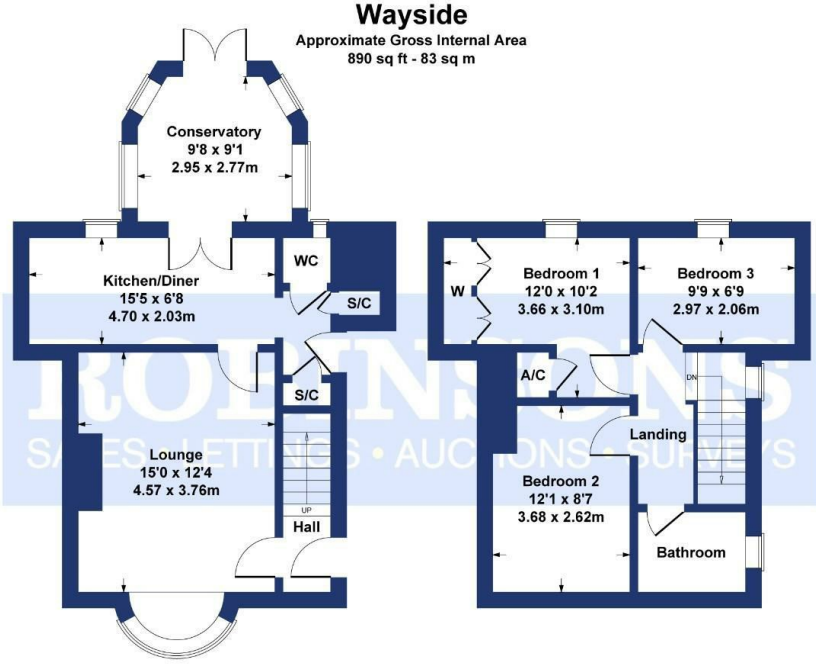
Strategic Marketing Plan

Dedicated Property Manager

Wayside

Approximate Gross Internal Area
890 sq ft - 83 sq m

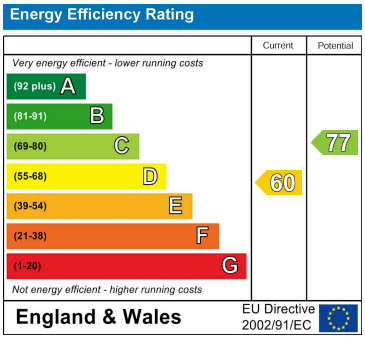


GROUND FLOOR FIRST FLOOR

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



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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