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Dunelm Road, Thornley, DH6 3HW
2 Bed - House - Mid Terrace
O.I.R.O £110,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Dunelm Road Thornley, DH6 3HW

NO UPPER CHAIN ** BEAUTIFULLY PRESENTED HOME ** PERFECT FOR FIRST-TIME BUYERS OR SMALL FAMILIES ** EXTENDED ACCOMMODATION ** STUNNING GARDEN WITH SUNNY ASPECT **

Early viewing is highly recommended for this beautifully presented and deceptively spacious home, occupying a pleasant position within the village and offering an extended floor plan finished to an excellent standard throughout.

The accommodation briefly comprises an entrance lobby leading into a welcoming lounge featuring an attractive fireplace with log burner, creating a warm and inviting living space. To the rear is the impressive extended kitchen and dining area, fitted with a modern range of units, integrated appliances, and enhanced by a striking vaulted ceiling that floods the room with natural light. A stylish re-fitted shower room/WC completes the ground floor.

To the first floor are two generous double bedrooms, both offering comfortable and versatile living space.

Externally, the property enjoys a rear courtyard garden, while to the front there is a substantial enclosed landscaped garden featuring a composite decked patio and a sunny aspect, providing the perfect setting for relaxing, entertaining, or enjoying family time outdoors.

Thornley is a popular village situated on the outskirts of Durham City, offering the perfect balance of semi-rural living and excellent accessibility. The village benefits from a range of local amenities, schools, shops, pubs, and leisure facilities, including the nearby Thornley Woodlands Centre. Durham City Centre and Peterlee are both within easy reach, while excellent transport links, including access to the A1(M), regular bus services, and Durham Railway Station, make commuting straightforward.

This exceptional home combines character, modern living, and fantastic outdoor space, making it an ideal purchase for first-time buyers, couples, and small families alike.





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Agents Note

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

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 – 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.

Accessibility/Adaptations – None Known

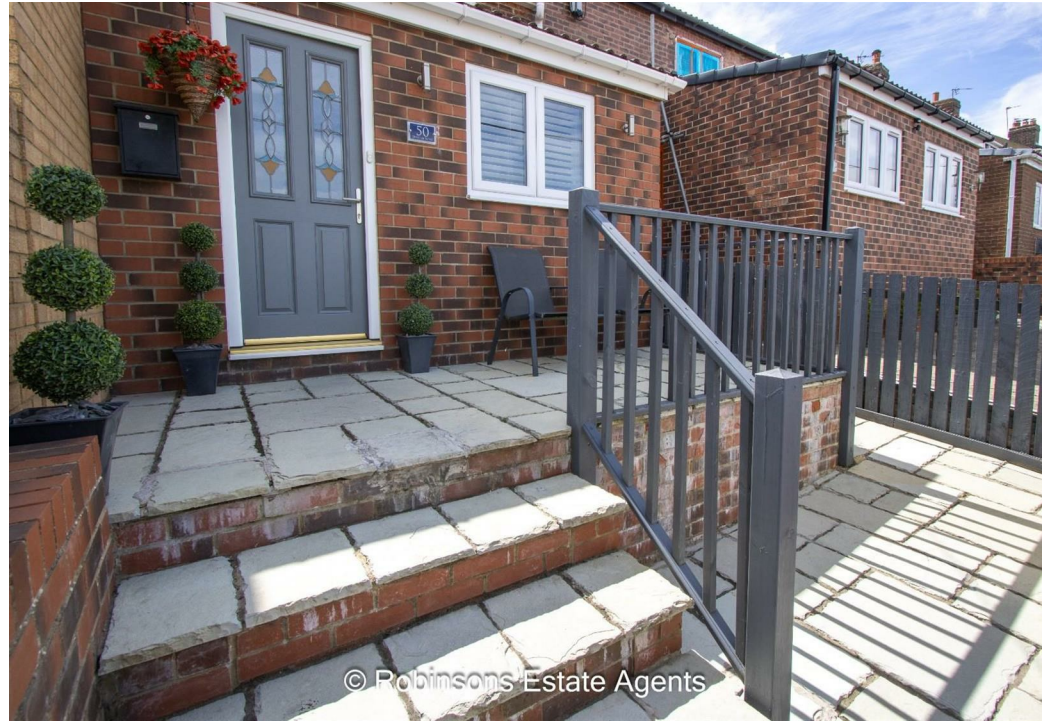
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

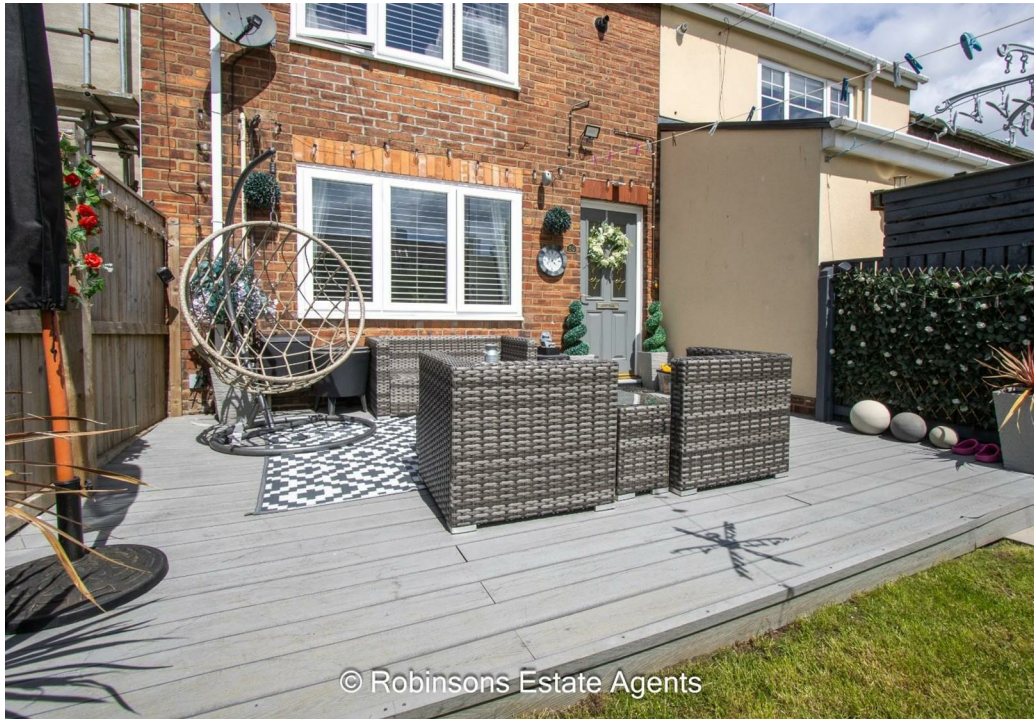
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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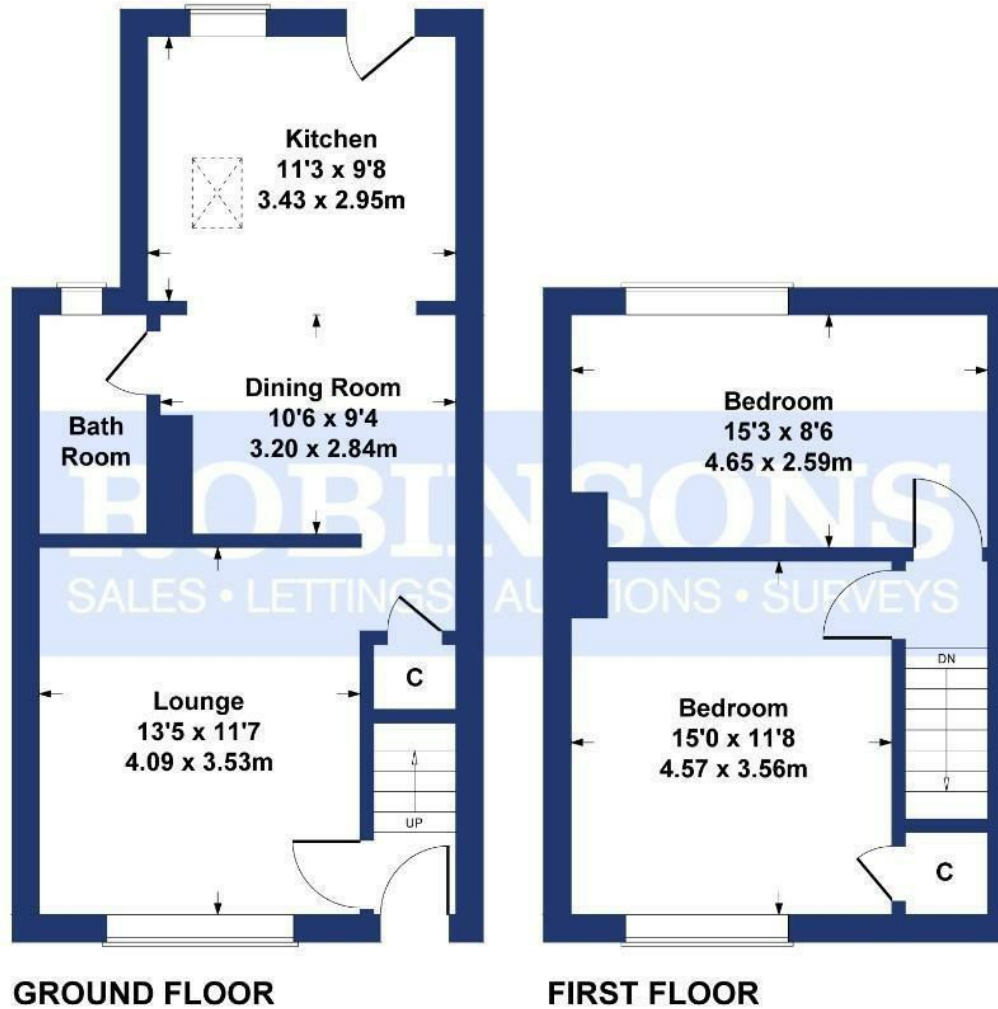
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Dunelm Road

Approximate Gross Internal Area
781 sq ft - 73 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. 2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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