



Dalton Crescent, Merryoaks, DH1 4FB  
4 Bed - House - Townhouse  
Offers Over £370,000

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# Dalton Crescent

## Merryoaks, DH1 4FB

No Chain \*\* Stunning Family Home \*\* Can Be Sold With Some Furnishings \*\* Town House Style Over Three Floors \*\* Very Popular Location \*\* Access to Major Transport Links & Good Schooling \*\* Ample Parking & Garage \*\* Upgraded Throughout \*\* Fabulous Open Plan Kitchen Dining \*\* Generous Garden With Sunny Aspect \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance hallway, shower room/WC, utility room, double bedroom. The first floor has comfortable lounge, a stunning open plan kitchen dining room and separate WC. The second floor has master bedroom with dressing area and en-suite shower room. There are a further two bedrooms and main bathroom/WC. Outside there is ample driveway parking, single garage and rear garden with sunny aspect.

Neville's Cross, located just west of Durham City, is a highly sought-after area known for its convenient access to both city life and tranquil surroundings, making it an excellent choice for potential buyers. The area benefits from a range of nearby amenities, including local shops, cafes, and excellent schooling options, with well-regarded primary and secondary schools in close proximity. Its location offers easy access to Durham's vibrant city centre, where a variety of restaurants, bars, cultural attractions, and retail outlets are available.

Neville's Cross is ideal for commuters, with Durham's train station just a short distance away, offering direct services to major cities such as Newcastle, Edinburgh, and London. The area is also well-connected by road, with the A167 providing easy access to the A1(M) and surrounding regions. For those who enjoy the outdoors, there are nearby parks and walking routes, as well as easy access to Durham's beautiful countryside. With its blend of suburban comfort, excellent transport links, and proximity to Durham's rich amenities, Neville's Cross is a desirable location for families, professionals, and anyone seeking a balanced lifestyle.













## GROUND FLOOR

Entrance Vestibule

Hallway

Shower Room/WC

Bedroom

12'10 x 9'0 (3.91m x 2.74m)

Utility Room

Garage

## FIRST FLOOR

Lounge

16'8 x 12'8 (5.08m x 3.86m)

Open Plan Kitchen & Dining

Kitchen

15'7 x 8'4 (4.75m x 2.54m)

Dining Area

13'0 x 9'6 (3.96m x 2.90m)

W C

## SECOND FLOOR

Bedroom

13'0 x 10'2 (3.96m x 3.10m)

Dressing Area

En-Suite Shower Room/WC

Bedroom

12'11 x 9'3 (3.94m x 2.82m)

Bedroom

13'1 x 8'9 (3.99m x 2.67m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average

Tenure: The vendor advises us that the property is Freehold

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Energy Rating: C

Estate Management Charge - Approx £92.30pa

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.

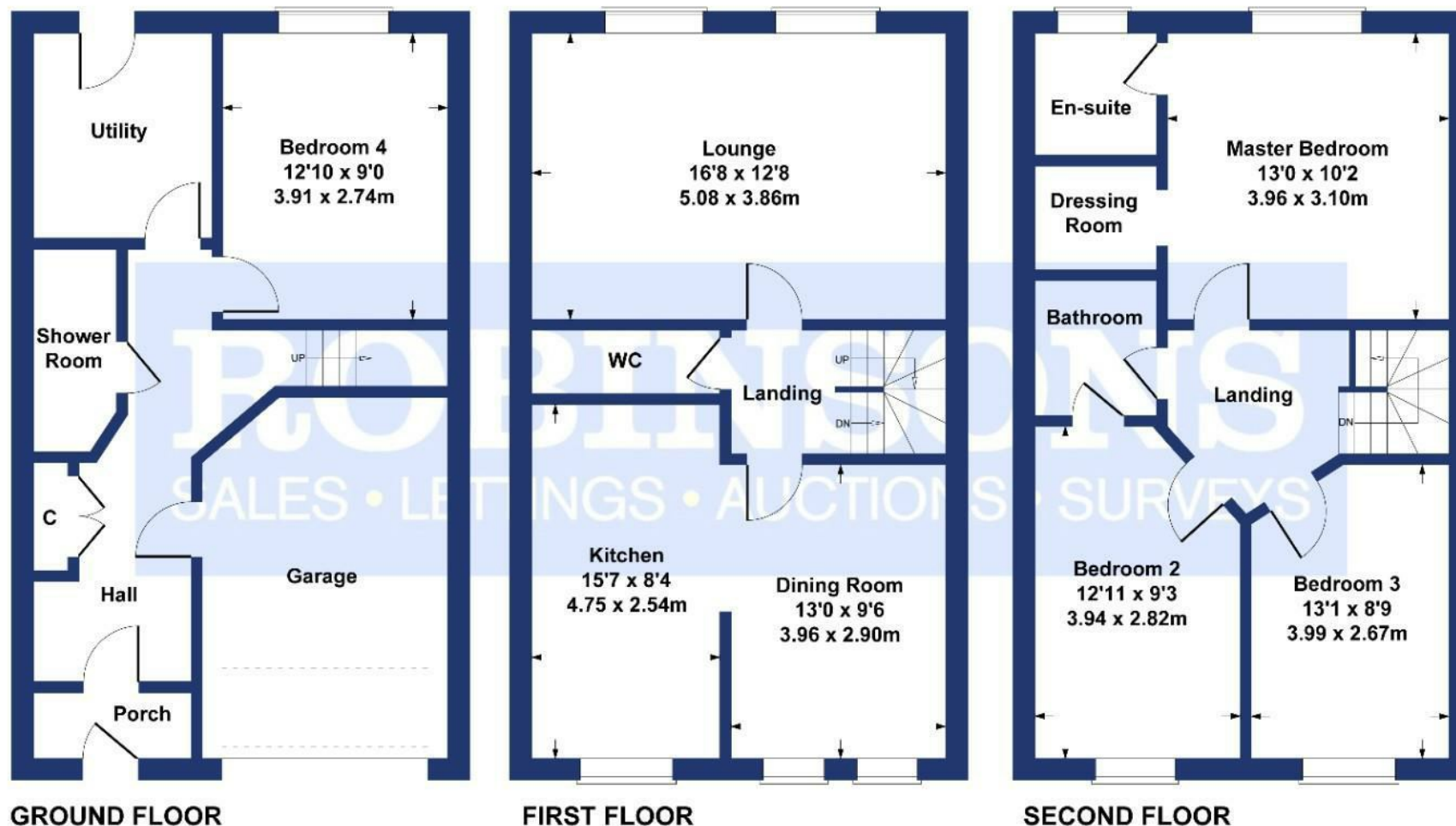
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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



# Dalton Crescent

Approximate Gross Internal Area  
1765 sq ft - 164 sq m  
(Including Garage)

| 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>                  | 72                      | 80        |
|                                             | EU Directive 2002/91/EC |           |

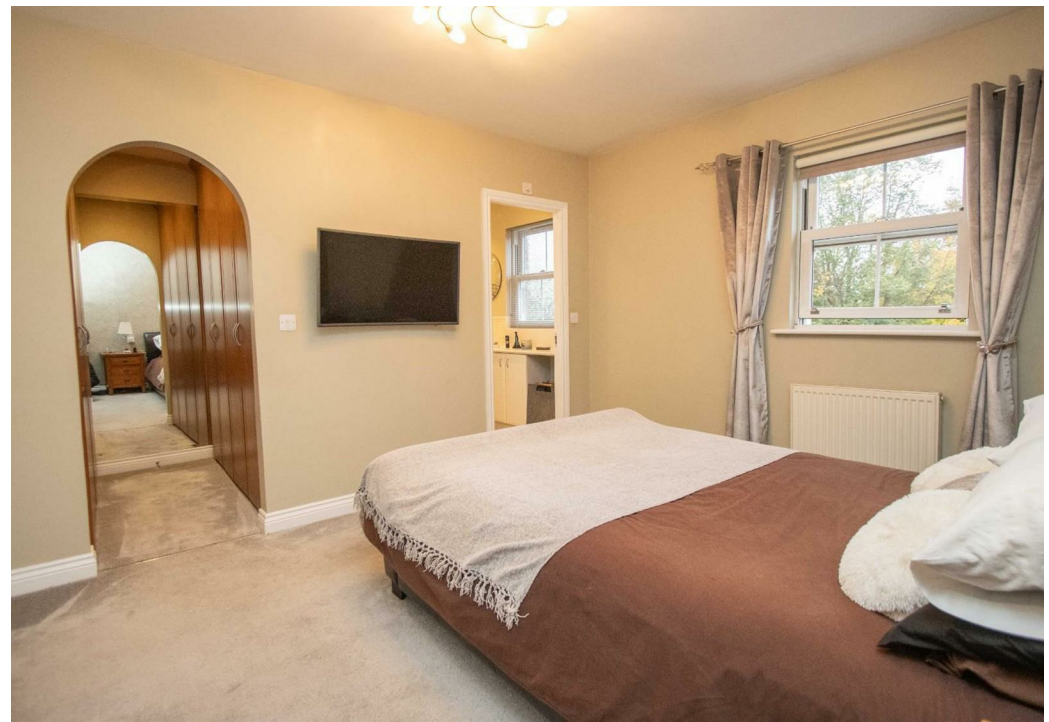


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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









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