



Kirkwood Drive, Nevilles Cross, DH1 4FF  
4 Bed - House - Townhouse  
£295,000

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## Kirkwood Drive Nevilles Cross, DH1 4FF

No Upper Chain \*\* Ideal First Buy, Family Home or Investment \*\* Popular & Convenient Location \*\* Parking & Garage \*\* Garden \*\* Spacious Layout \*\* Outskirts of the City Centre \*\* Good Road Links \*\* Double Glazing & GCH \*\* Sold As Seen \*\*

The floor plan comprises to the ground floor, double bedroom/ reception room, shower room, and access to the rear garden. On the first floor, spacious living room, dining room with walk through to the fitted kitchen and WC. The top floor has three bedrooms, the master having en-suite and dressing area, another having jack n jill access to the main bathroom/WC. Outside, the property offers an enclosed lawned garden to the rear, along with a driveway and an integral garage at the front.

Nevilles 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.

Nevilles 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 Porch

### Hallway

### Shower Room

5'7 x 4'10 (1.70m x 1.47m)

### Bedroom / Reception

16'1 x 9'11 (4.90m x 3.02m)

## FIRST FLOOR

### Lounge

16'1 x 12'8 (4.90m x 3.86m)

### Dining Room

8'4 x 9'10 (2.54m x 3.00m)

### Kitchen

13'10 x 7'6 (4.22m x 2.29m)

### W C

7'6 x 4'5 (2.29m x 1.35m)

## SECOND FLOOR

### Bedroom

12'5 x 9'9 (3.78m x 2.97m)

### Bedroom

8'11 x 12'5 (2.72m x 3.78m)

### Bedroom

10'0 x 6'6 (3.05m x 1.98m)

### Dressing Area

5'11 x 5'7 (1.80m x 1.70m)

### En-Suite

6'10 x 6'3 (2.08m x 1.91m)

### Bathroom/WC

6'5 x 6'6 (1.96m x 1.98m)

## Agent Notes

All Services/appliances have not and will not be tested

The property may have a service charge to Kingston Open Spaces of approx. £90pa. Your legal advisor to confirm.

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

Tenure: Freehold

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 – 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 – Not known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

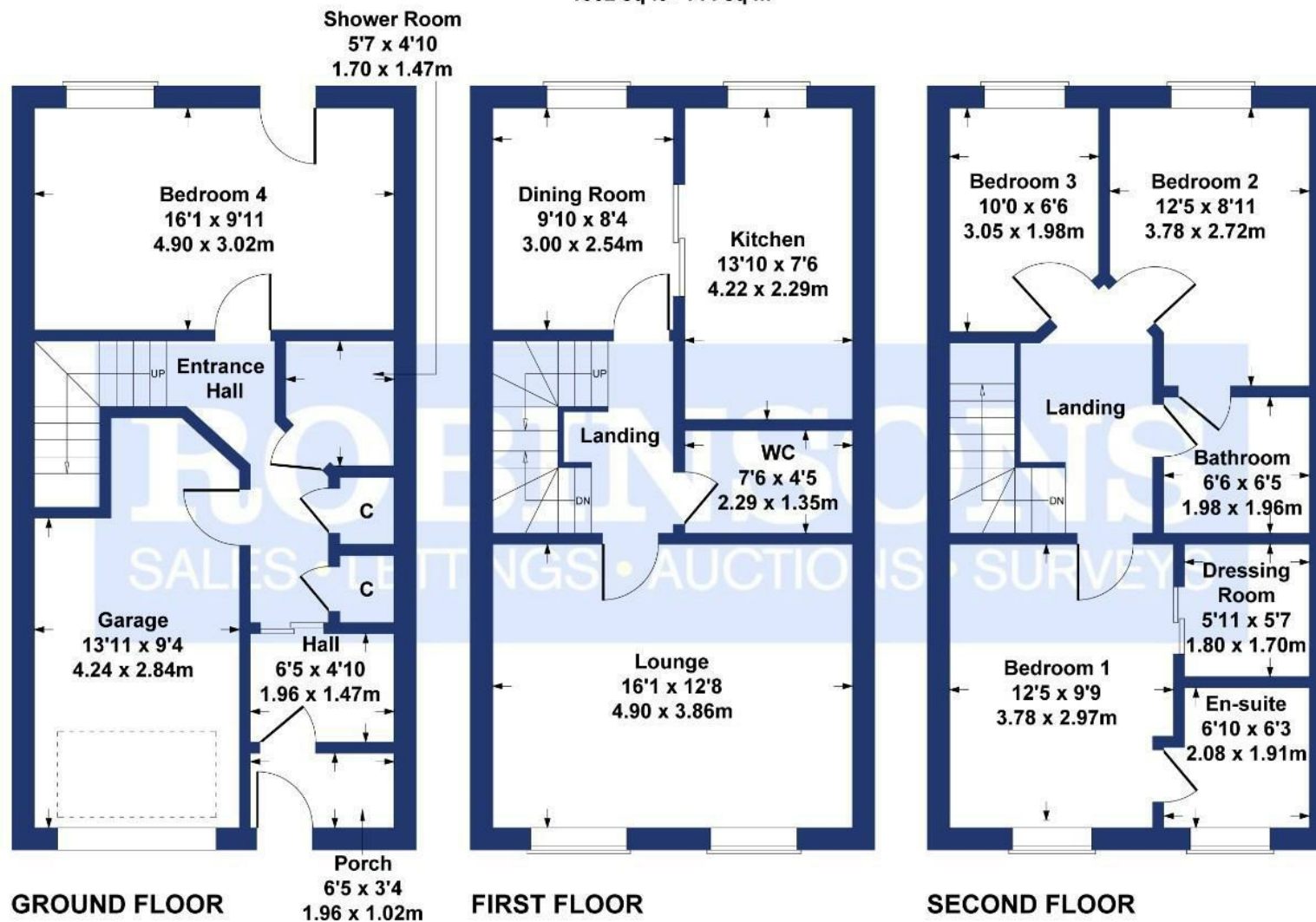
Accessibility/Adaptations – Not known.

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

# Kirkwood Drive

Approximate Gross Internal Area  
1552 sq ft - 144 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		
England & Wales	78	87
	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.





1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

