

# PROPERTY BROCHURE



30 Moor Crescent, Durham, DH1 1PB

This charming three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. While the property is in need of cosmetic updating, it offers a blank canvas for imaginative buyers eager to put their personal touch on it.

The spacious layout provides ample room for family living, and the potential for extension means you can easily adapt the space to suit your needs. The large garden is a delightful feature, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property benefits from a driveway, ensuring convenient off-street parking.

Moor Crescent is a popular location, known for its friendly community and proximity to local amenities, schools, and transport links. This property is ideal for those seeking a project that promises both comfort and potential in a desirable neighbourhood. Whether you are a first-time buyer or looking to invest, this house is a fantastic opportunity to create a home tailored to your lifestyle. Don't miss the chance to transform this property into something truly special.

# 30 Moor Crescent

## £170,000

### Entrance Hall

Via a 1/2 glazed uPVC door, stairs to 1st floor, understair storage cupboard

### Lounge/Diner

Double glazed bay window to front, double glazed French door to rear, 2 radiators, living flame, coal effect gas fire with marble hearth

### Kitchen

Double glazed window to rear, door to garden, built in pantry cupboard. Range of base, wall and drawer units with roll top worksurface incorporating a stainless steel sink unit, tiled splashbacks, space for fridge/freezer, plumbed for washing machine, gas cooker point, radiator.

### First floor - Landing

#### Bedroom One

Double glazed bay window to front

#### Bedroom Two

Double glazed window to rear

#### Bedroom Three

Double glazed window, radiator

### Bathroom

Double glazed window, paneled bath with electric shower over, pedestal wash hand basin, tiled to bath area, airing cupboard house combi boiler

### Separate WC

Double glazed window, low level WC, 1/2 tiled walls

### Externally

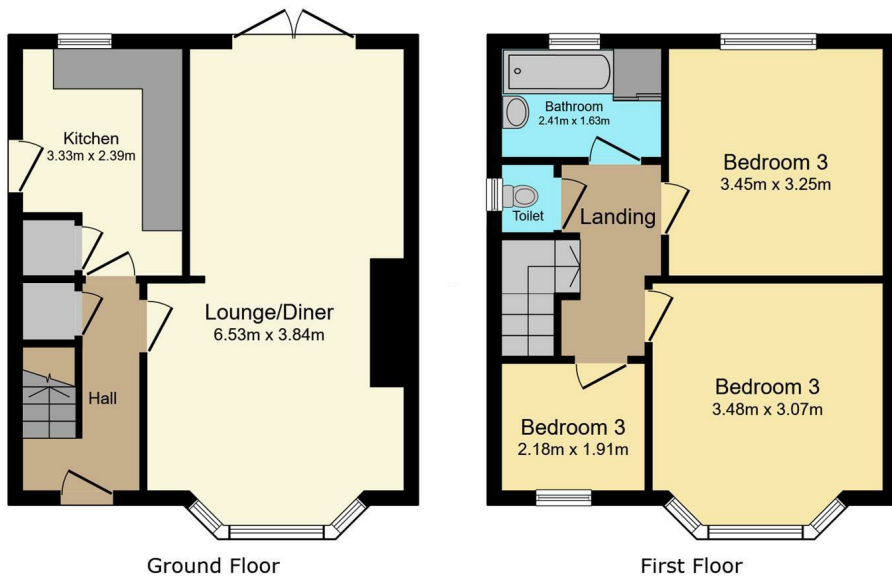
#### Front

Small lawn with planted borders, block paved driveway leading to a detached garage; with up & over door, power and light

#### Rear

Large corner plot which is mostly laid to lawn, high privacy hedging and mature shrubbery





Total floor area: 77.1 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

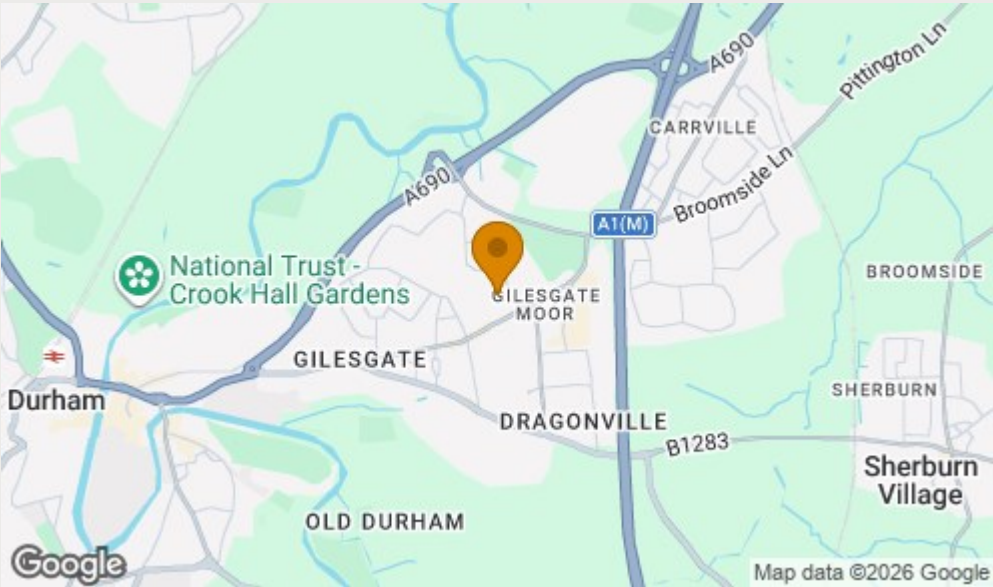


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running 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>                  | EU Directive<br>2002/91/EC |           |

**Local Authority:** Durham County Council

**Council Tax Band:** C

**Directions**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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