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**Frankland Road, Framwellgate Moor, DH1
5JA
3 Bed - House - Semi-Detached
O.I.R.O £165,000**

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No Chain ** Spacious & Extended Layout ** Very Popular & Convenient Location ** Solar Panels, Double Glazing & GCH ** Close to Hospital, Good Schools & Transport Links ** Enclosed Rear Garden **

Situated in the ever-popular Framwellgate Moor area on the outskirts of Durham City, this extended three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for a wide variety of buyers including families, first-time purchasers, and professionals alike. Well positioned for convenient access to Durham City Centre, the hospital, excellent road links, and a range of local amenities, the property combines practical living with a highly sought-after location.

The well-planned floor layout begins with an entrance porch leading into an inviting hallway, setting the tone for the accommodation beyond. A comfortable full-length lounge provides a welcoming space to relax, while the addition of a cloakroom/WC adds everyday convenience. To the rear, the impressive open-plan living kitchen and dining area forms the heart of the home, offering a superb space for modern family life, entertaining guests, or simply unwinding, with excellent versatility to suit a range of lifestyles.

To the first floor, there are three well-proportioned bedrooms, along with a family bathroom/WC fitted with a white suite and over-bath shower. Additional benefits include double glazing, gas central heating, and solar panels, enhancing both comfort and energy efficiency.

Externally, the property benefits from street parking to the front, while to the rear there is an enclosed garden providing a private outdoor space ideal for families, entertaining, or enjoying the warmer months.

Agents Notes

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

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains / Solar panels (Solar Panels are leased with A Shade Greener and Vendor thinks about 12 years left on lease

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

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. Check with seller.

Accessibility/Adaptations – Extended

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DURHAM

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The Wynd

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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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