



Finchale Road, Framwellgate Moor, DH1 5JW  
3 Bed - House - Detached  
O.I.R.O £315,000

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# Finchale Road Framwellgate Moor, DH1 5JW

Early Viewing Advised \*\* Generous Corner Plot \*\* Rarely Available \*\* Well Presented Throughout \*\* Good Further Extension Potential (subject to consent) \*\* Gardens, Ample Parking & Garage \*\* Very Popular & Convenient Location \*\* Outskirts of Durham \*\* Good Transport Links \*\* Access to Good Schooling \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\*

The floor plan comprises: entrance porch, hallway, comfortable lounge which opens to the rear sun room, which in-turn has patio doors to the rear garden. The kitchen and dining room is fitted with a modern range of units with belfast style sink and space for table and chairs. There is also a personal door to the garage. The first floor has three good size bedrooms and family bathroom, which includes separate shower cubicle. Outside, the property occupies a generous plot with ample parking, garage and well maintained gardens.

Framwellgate Moor is situated approx. 1.5 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.













## GROUND FLOOR

### Entrance Porch

### Hallway

### Lounge

17'09 x 12'0 (5.41m x 3.66m)

### Sun Room

12'0 x 7'03 (3.66m x 2.21m)

### Kitchen Diner

16'02 x 11'11 (4.93m x 3.63m)

### Garage

16'01 x 8'07 (4.90m x 2.62m)

## FIRST FLOOR

### Bedroom

14'06 x 9'11 (4.42m x 3.02m)

### Bedroom

9'04 x 9'03 (2.84m x 2.82m)

### Bedroom

10'06 x 7'09 (3.20m x 2.36m)

### Bathroom/WC

7'06 x 5'10 (2.29m x 1.78m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Energy Rating: D

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.

### Premium Conveyancing

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

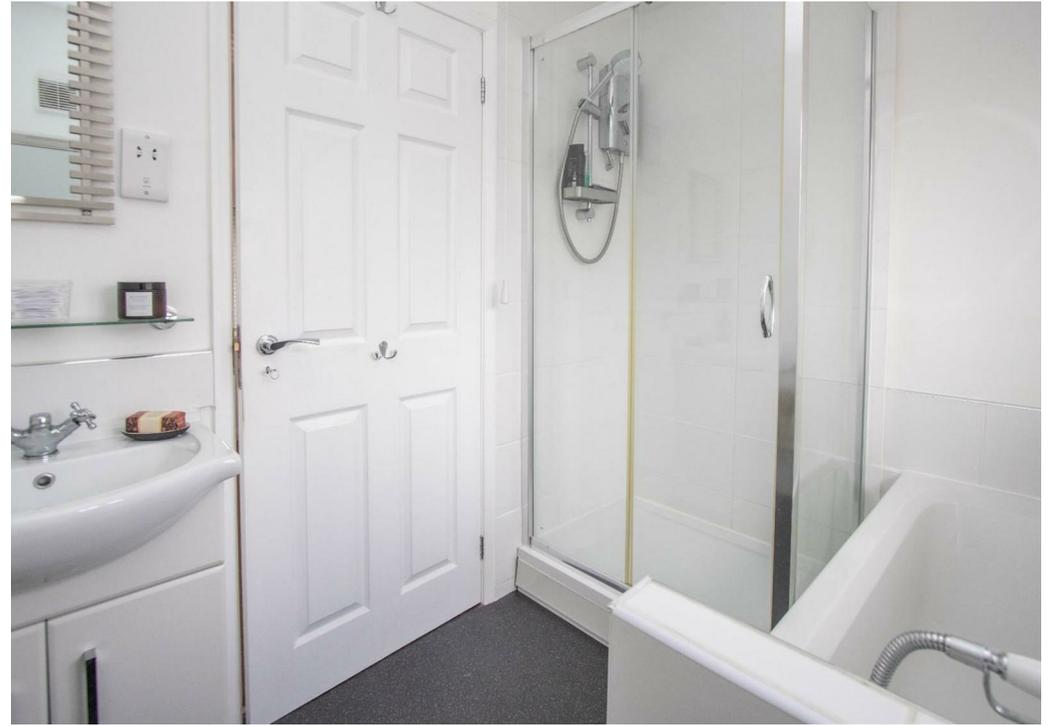
The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

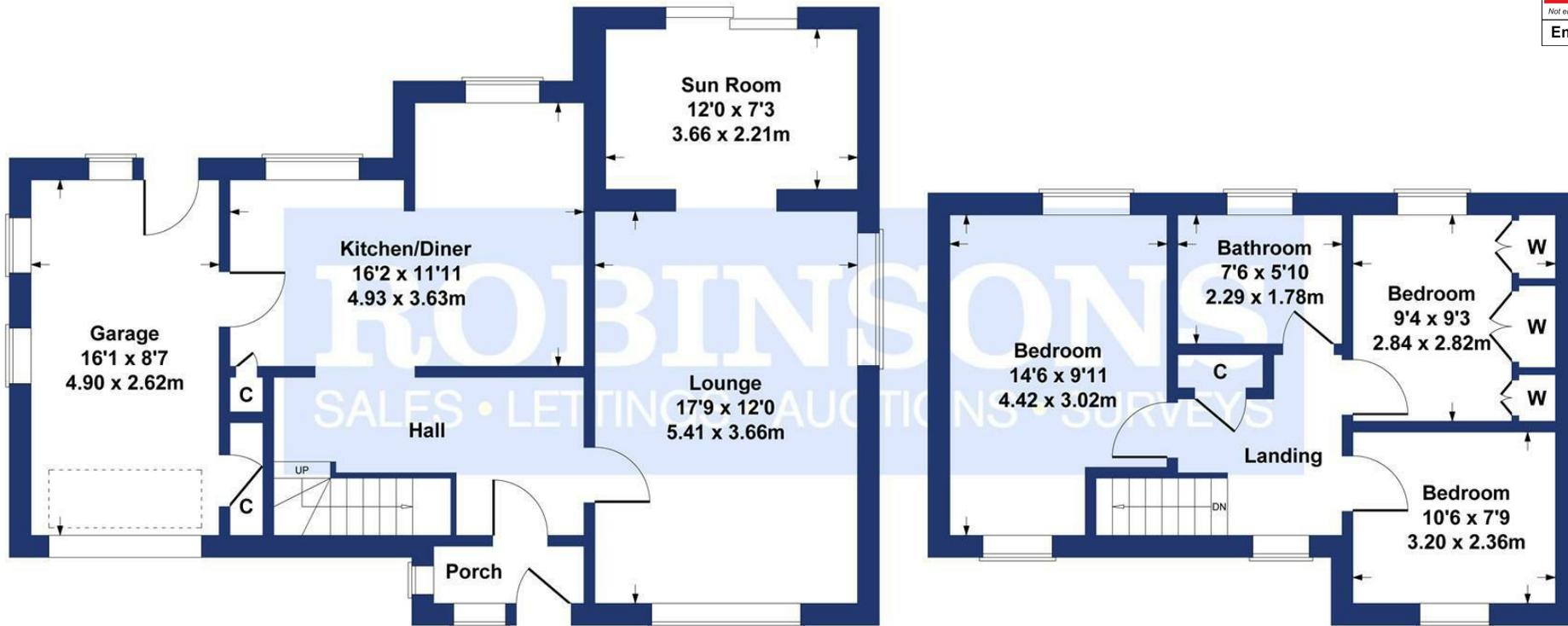
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



# Jaxholme, Finchale Road

Approximate Gross Internal Area  
1206 sq ft - 112 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	78
		EU Directive 2002/91/EC	



**GROUND FLOOR**

**FIRST FLOOR**

**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 services.



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