

Hallgarth Lane, High Pittington, DH6 1AE
3 Bed - House - Semi-Detached
O.I.R.O £190,000

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Hallgarth Lane
High Pittington, DH6 1AE

Extended & Upgraded Family Home ** Three Bedrooms ** Two Reception Rooms ** Two Bathrooms ** Gardens, Ample Parking & Garage ** Popular Village Location ** Combi Boiler Feb 2026 with 10yr Warranty ** Must Be Viewed **

Occupying a pleasant position within the popular village of High Pittington, this impressive three-bedroom semi-detached home has been thoughtfully extended and upgraded to provide spacious, stylish and versatile accommodation, perfectly suited to modern family living.

Beautifully presented throughout, the property combines comfortable living spaces with contemporary finishes and a well-planned layout. With two reception rooms, a generous kitchen breakfast room, two bathrooms and attractive outdoor space, internal viewing is essential.

The ground floor comprises a welcoming entrance hallway, comfortable lounge providing an inviting space to relax, separate dining room ideal for entertaining, and a spacious kitchen breakfast room offering an excellent setting for everyday family life. A useful utility room provides additional practicality and storage.

To the first floor are three well-proportioned bedrooms, including a principal bedroom benefiting from en-suite facilities. The remaining bedrooms are served by a sumptuous family bathroom, beautifully appointed with a separate shower cubicle.

Externally, the property continues to impress with ample off-street parking to the front, together with an additional shared driveway leading to a single garage. To the rear is an enclosed garden featuring patio areas, perfect for outdoor dining, entertaining and family enjoyment.

High Pittington is a popular village location offering convenient access to a well-regarded local school, amenities and excellent road connections. Durham City, the A1(M) and surrounding regional centres are all easily accessible, making this an ideal choice for families and commuters alike.
















CAPE BSF 13















Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard assumed
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – NA
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.
Accessibility/Adaptations – None 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 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



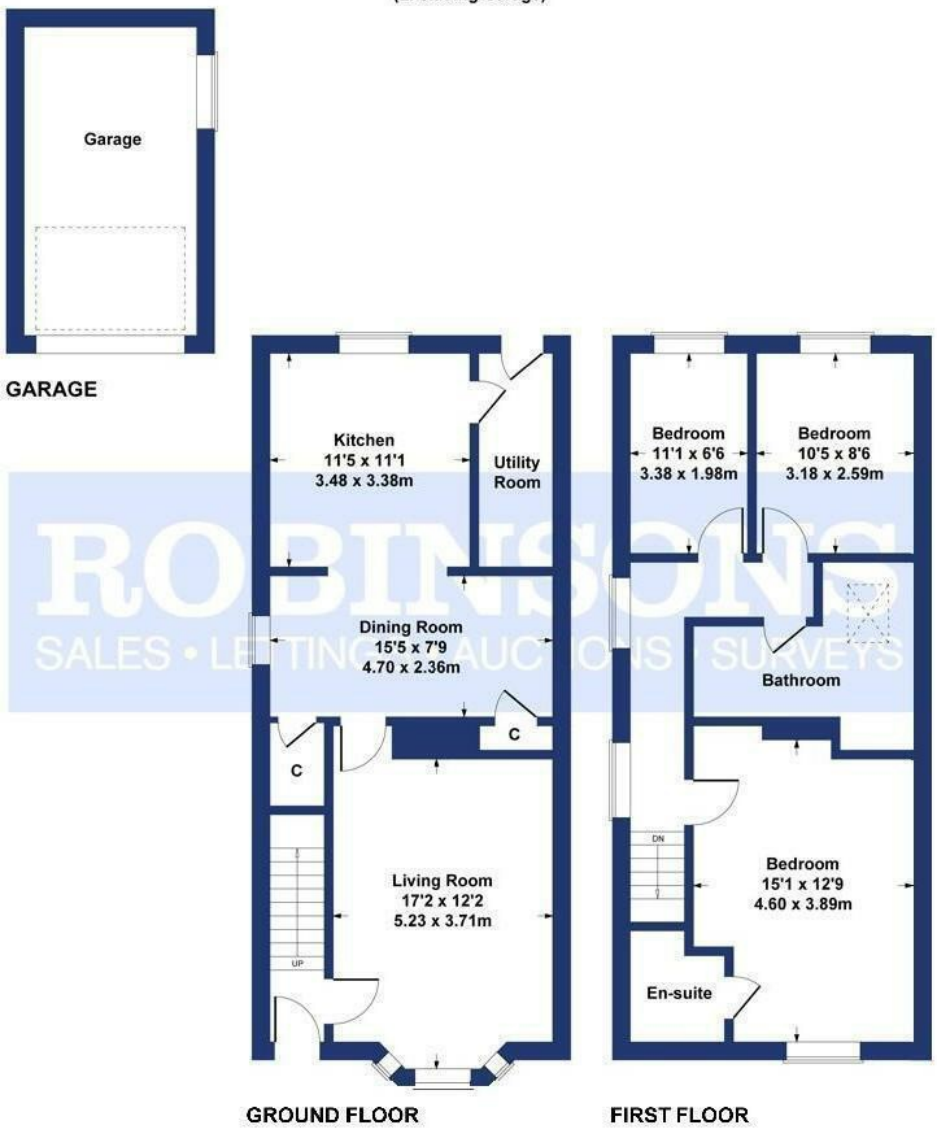






Hallgarth Lane

Approximate Gross Internal Area
1202 sq ft - 112 sq m
(Excluding Garage)

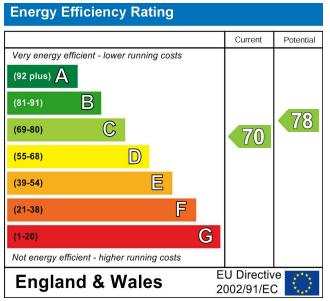


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regardec as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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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