Maddison Court, Aykley Heads, DH1 5ZT
3 Bed - House - Semi-Detached
O.I.R.O £250,000

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Maddison Court
Aykley Heads, DH1 5ZT

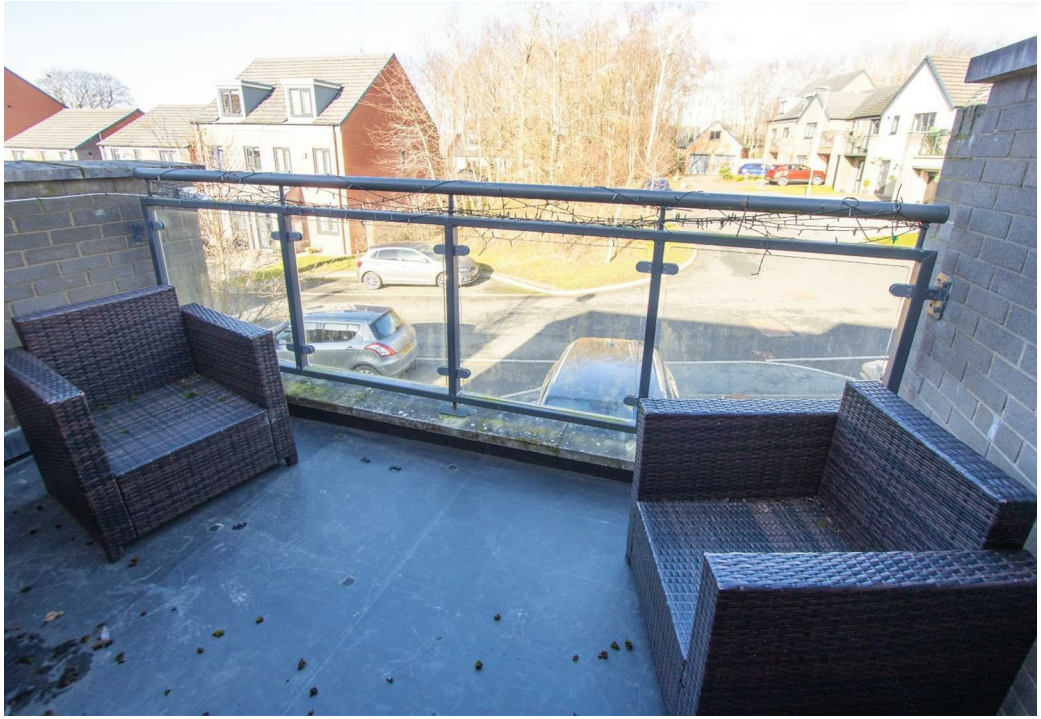
No Chain ** Very Popular Location ** Outskirts of Durham ** Modern Development ** Must Be Viewed **

This well-presented and thoughtfully positioned home is located in a popular residential area on the outskirts of Durham, offering excellent access to good road links and scenic walking routes. The property benefits from a driveway and integral garage, an enclosed rear garden with a sunny aspect, and a principal bedroom with en-suite and sun terrace, making it ideal for modern family living.

The accommodation briefly comprises an entrance hall leading to a comfortable lounge, with an inner hallway providing access to the cloakroom/WC and stairs rising to the first floor. To the rear is a modern fitted kitchen and dining room, enhanced by French-style doors that open directly onto the garden, creating a bright and sociable living space. Upstairs, there are three generously sized bedrooms and a family bathroom/WC, with the master bedroom enjoying its own en-suite shower room and a lovely terraced patio.

Externally, the property features a lawned garden to the front alongside a driveway providing access to the integral garage. To the rear is a spacious, fully enclosed garden that enjoys a sunny aspect, ideal for outdoor dining, entertaining, or family use.

Situated in Aykley Heads, just north of Durham City, the property enjoys a prestigious and highly sought-after setting known for its peaceful, leafy surroundings. The area offers a tranquil environment while remaining close to the city’s shops, restaurants, and cultural attractions, including Durham Cathedral and Durham Castle. Excellent transport connections are close at hand, with Durham train station providing direct services to Newcastle, Edinburgh and London, along with easy access to the A690 and A1(M). Well-regarded schools, leisure facilities and attractive green spaces further enhance the appeal of this desirable location.



GROUND FLOOR

Hallway

Lounge
16'2 x 10'3 (4.93m x 3.12m)

Inner Hallway

WC

Kitchen Diner
18'10 x 7'8 (5.74m x 2.34m)

FIRST FLOOR

Bedroom
13'11 x 9'6 (4.24m x 2.90m)

En-Suite

Bedroom
9'10 x 7'11 (3.00m x 2.41m)

Bedroom
11'3 x 8'9 (3.43m x 2.67m)

Bathroom

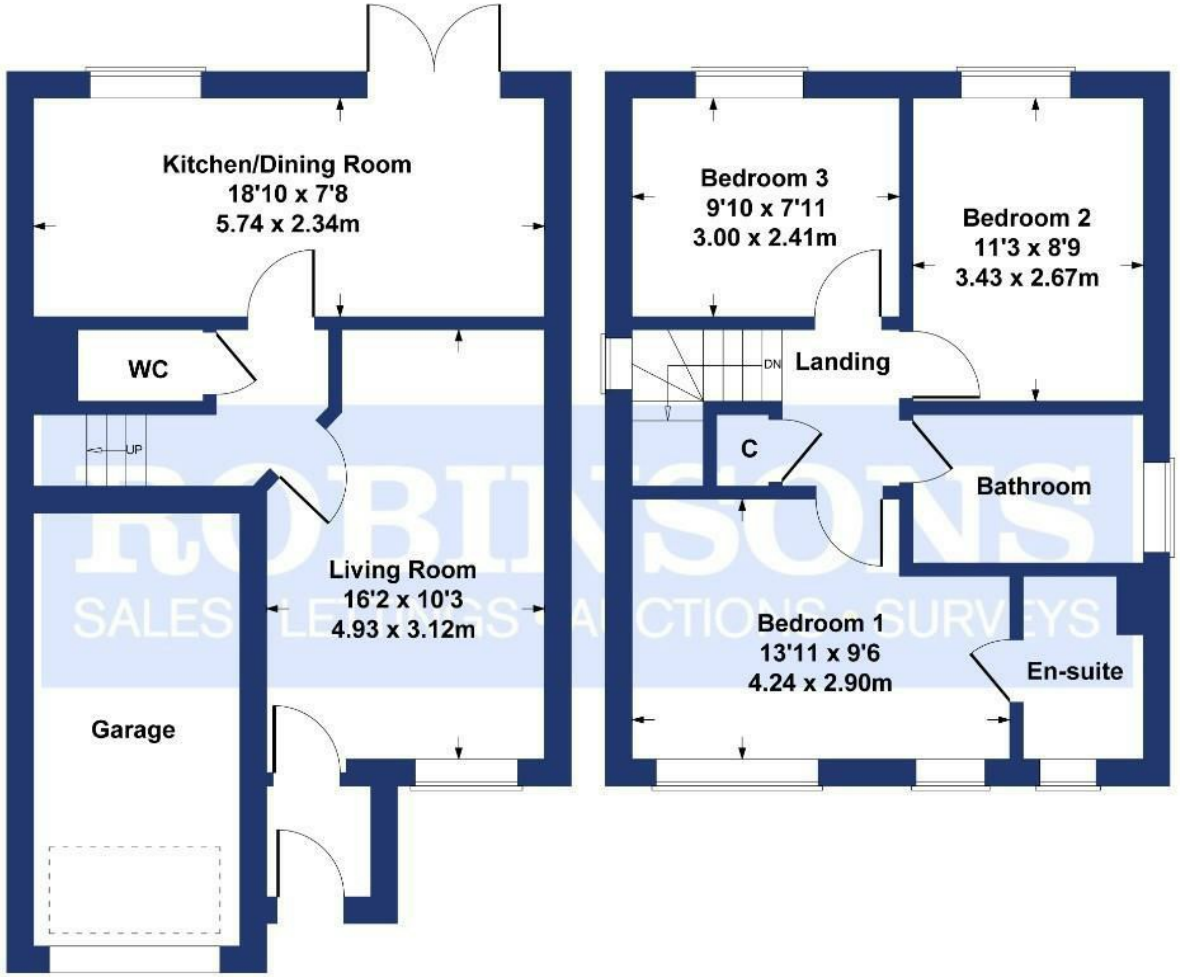
Agents Notes
Council Tax: Durham County Council, Band D - Approx. £2551 p.a
Tenure: Freehold
Estate Management Charge – Yes - Approximately £224.04pa
Property Construction – Assumed Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (we understand it to be metered)
Sewerage – 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 – 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Maddison Court

Approximate Gross Internal Area
990 sq ft - 92 sq m

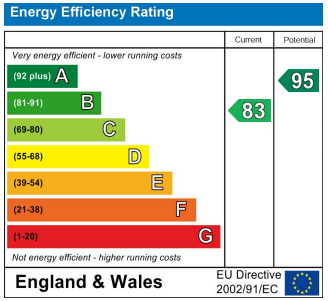


GROUND FLOOR **FIRST FLOOR**

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. 2026



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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