

KAN MOVE

Estate Agents

3/4 Bed Town House for sale - £250,000

Cross Valley Court -Nevilles Cross, Durham



Council Tax Band: E

EPC Rating: C

SOLD WITH NO ONWARD CHAIN Superb location of NEVILLES CROSS, DURHAM, within walking distance to Durham City with easy access to the A1. Entrance through a court yard to the rear of the property, Private drive and single garage. A Three/Four bedroom End Terraced Town house set over three floors, this light and airy property has spacious accommodation throughout offering: Ground Floor: Large Entrance hall with space to use as a study, Entrance hallway with ground floor reception room of which can be used as a fourth bedroom, access to the intergral garage, ground floor Cloaks W/C. First floor: Kitchen/Breakfast with intergrated appliances, large L-Shaped lounge/Dining room with a bay window, utility room. Second floor: Three bedrooms , Main bedroom with En-suite, Family bathroom. The property benefits from Gas fired central heating system, Hardwood Sash double glazed units windows throughout. £25.00 a month management fee. Lease has approx 977 years remaining.

3 Bathrooms

3/4 Beds



- MODERN END TERRACED TOWN HOUSE OVER THREE FLOORS
- DRIVE WITH SINGLE GARAGE
- NEVILLES CROSS, DURHAM

- MAIN BEDROOM WITH EN-SUITE
- GROUND FLOOR CLOAKS W/C
- KITCHEN/BREAKFAST

SCAN FOR DETAILS

Entrance Hall

Hardwood door entrance, large entrance hall with space for use as a study, door to the ground floor reception room can be used as fourth bedroom.

Entrance Hallway

Feature panelling to one wall, Ground floor cloaks W/C, door to the integral garage with power and light, rear entrance hardwood door, understairs storage cupboard, stairs to first floor.

Ground floor Reception Room 10' 0" x 11' 0" (3.05m x 3.35m)

Hardwood Sash window to front with double glazed unit. Can be used as a Fourth Bedroom.

First floor Landing

Doors to the Kitchen, Utility, Lounge. Stairs to second floor landing.

Lounge/Diner 18' 0" x 17' 0" (5.48m x 5.18m) into bay window narrowing to 10' 0"

Hardwood sash bay window and Sash window to the front with double glazed units, Feature fire with hearth.

Kitchen/Breakfast Room 15' 0" x 10' 0" (4.57m x 3.05m)

Hardwood Sash with double glazed unit to the rear, Five ring gas hob, eye level double Bosch oven, extractor hood, stainless steel sink unit with mixer tap, integrated fridge/freezer and Bosch dishwasher. Tiled splash backs.

Utility

Wall mounted boiler, storage cupboard, Hardwood Sash window with double glazed units to the rear, , plumbing for washing machine, space for tumble drier.

Second floor landing

Access to the Main bedroom, Bedroom two and three, and the family bathroom. Loft Access

Bedroom One 11' 0" x 14' 0" (3.35m x 4.26m)

Hardwood Sash window with double glazed units to the rear, storage cupboard.

En-suite

Shower cubicle with shower off mains, vanity unit with hand basin, Low W/C, fully tiled walls and floor.

Bedroom Two 11' 0" x 13' 0" (3.35m x 3.96m)

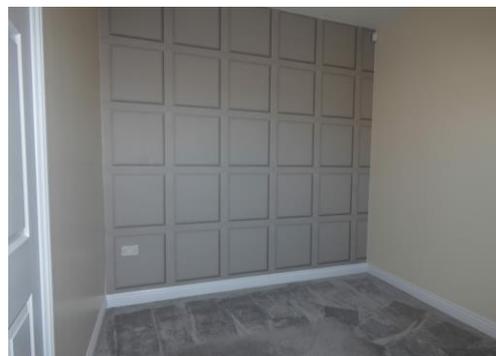
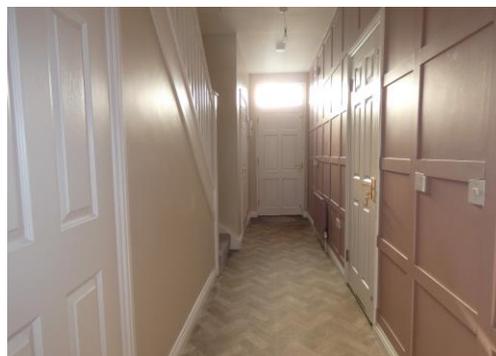
Hardwood Sash bay window with double glazed units to the front, storage cupboard.

Bedroom Three 8' 0" x 10' 0" (2.44m x 3.05m)

Hardwood Sash window with double glazed units to the rear.

Bathroom

Hardwood Sash window with double glazed units to the front, bath with shower over off the mains with shower screen, tiled walls and flooring, low level W/C, pedestal wash hand basin.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1470 sq.ft. (136.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the brochure contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
Made with Merge3 03/25



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