



## 4 bed terraced house to buy in

Cross Valley Court, Nevilles Cross ,  
Durham, Durham, DH1 4GD

# £240,000

🏠 x4 🚗 x2 🚲 x1

Tenure

**Leasehold**

## Property features

- ✓ Spacious Three Story Townhouse
- ✓ Prime Location
- ✓ Popular For Investment
- ✓ Driveway & Garage
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

\*Spacious Town House In A Highly Sought After Location\*

This fantastic home is situated just by Neville's Cross, Durham, the perfect location for families, and investors with ease of commuting into Durham city/ Newcastle with close motorway links.

Upon entry to the home, an elongated main hall with W/C and internal garage access. A further vestibule with ground floor bedroom four. To the first floor, a spacious modern kitchen/ diner and large reception room with frontal bay window and a further convenient utility. Upon the second floor, three well-proportioned bedrooms of double proportions, the master with an en-suite shower room. A three-piece family bathroom suite also inclusive within this floor.

Externally, a private driveway and garage access with a frontal shrubbery section.

This property is to be sold on a leasehold basis, although it's new owner would acquire a director role of the company in which owns the Freehold.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 977

Price: £240,000

Property Type: Terraced House

Parking: Driveway & Garage

Year built: 2000

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance Hall

6.00m x 1.39m (19'8" x 4'6")

Entrance door with elongated hall, W/C access, garage access and stairs to the first floor.



## Reception Room

5.05m x 5.51m (16'6" x 18'0")

X2 frontal windows, with 1 bay, corner fireplace and radiator.



## Kitchen

4.42m x 3.17m (14'6" x 10'4")

Modern, shaker-style wall & base units, gas hob, double mounted ovens, worktops, steel sink & washboard with mixer tap, laminate flooring, spotlights and window.



## Master Bedroom

4.06m x 3.04m (13'3" x 9'11")

window with below radiator, built-in storage and en-suite access.



## Second Bedroom

3.80m x 3.28m (12'5" x 10'9")

Window with radiator & walk-in storage.



## Third Bedroom

3.03m x 2.27m (9'11" x 7'5")

Window with radiator and storage.



## En-Suite

1.63m x 2.00m (5'4" x 6'6")

Wash basin with free standing shower unit, toilet, extractor fan and tan tiling throughout.



## Bathroom

2.16m x 2.05m (7'1" x 6'8")

Bath tub with above shower unit and screening, wash basin, toilet, window and tan tiling throughout.



## Bedroom 4

3.26m x 3.00m (10'8" x 9'10")

Window with radiator.



## Passage/ Entrance

3.26m x 2.31m (10'8" x 7'6")

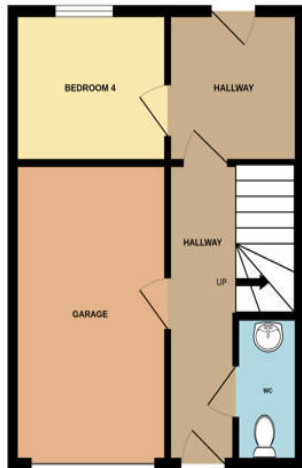
Entry door & radiator.

## Internal Garage

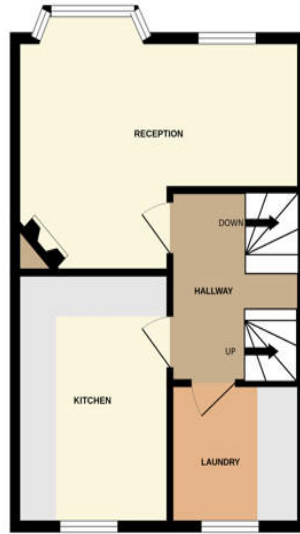
5.69m x 2.96m (18'8" x 9'8")



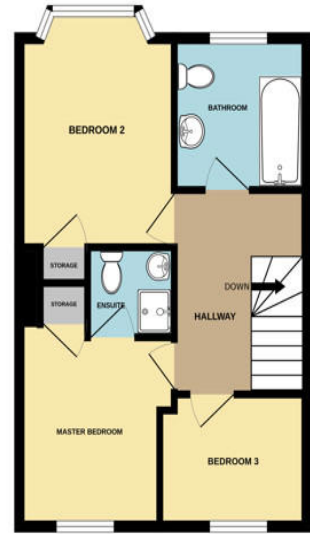
GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92-100) <b>A</b>                                  |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | 84        |
| (69-80) <b>C</b>                                   |  | 72                      |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC |           |

Cross Valley Court, Nevilles Cross , Durham, Durham, DH1 4GD

Contact your local branch today for more information on this property:

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