



Farnley Hey Road, Durham City Centre, DH1 4EA
4 Bed - House - Detached
Offers In The Region Of £495,000

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Farnley Hey Road

Durham City Centre, DH1 4EA

**** Best and final offers in writing, along with proof of funding, by 1pm Friday 27th November 2020 ****

* NO CHAIN * VERY RARE OPPORTUNITY * INCREDIBLY LARGE GARDEN - POSSIBLY ONE OF THE BIGGEST IN DURHAM CITY * TWICE EXTENDED WITH PLENTY OF ROOM FOR FURTHER ADDITIONS (SUBJECT TO LOCAL PLANNING CONSENT * A TRULY WONDERFUL HOME *

A truly fantastic opportunity to purchase a wonderful home, located on what is traditionally one of Durham City's most sought after streets. Occupying a large plot, with a long, private, rear garden, this should prove to be an ideal purchase for a wide variety of purchasers. Having already been extended twice, the internal size of the property is very impressive, with large rooms and tall ceilings - it retains much charm and character. Due to the size of the plot further additions could be made possible due to planning consent. There is so much potential and early viewing comes strongly advised!

The internal floorplan comprises of: entrance hallway with stairs to first floor, downstairs WC, fantastic 29ft lounge / drawing room, a dining area, kitchen diner, and a brilliant family room overlooking the garden. There is also a utility room which is accessed from the side external. On the first floor there are three large double bedrooms and a single, a family bathroom, and a separate shower room.

Externally the property has a small front garden, driveway and large garage. The rear of the property is exceptionally private with mature trees and shrubbery, a large paved patio, and nice outlook across Durham.

Farnley Hey Road is a cul de sac of houses which occupies an elevated position in a popular part of the City Centre and is within walking distance of the cities many amenities, recreational facilities, the bus and railway stations. Due to its elevated position, the property has some views across Durham. Nb. the property is currently in the process of going through probate.











GROUND FLOOR

Hallway

Downstairs WC

Lounge / Drawing Room

29'9 x 12'2 into bay (9.07m x 3.71m into bay)

Dining Area

10'5 x 8'2 (3.18m x 2.49m)

Family Room

18 x 12'4 (5.49m x 3.76m)

Dining Kitchen

20'4 x 10'4 max (6.20m x 3.15m max)

Utility Area

FIRST FLOOR

Landing

Bedroom

16'4 x 10'4 (4.98m x 3.15m)

Bedroom

11'10 x 14 (3.61m x 4.27m)

Bedroom

14'10 x 9'9 to wardrobes (4.52m x 2.97m to wardrobes)

Bedroom

8'2 x 7'9 (2.49m x 2.36m)

Bathroom

8'1 x 7'2 (2.46m x 2.18m)

Shower Room

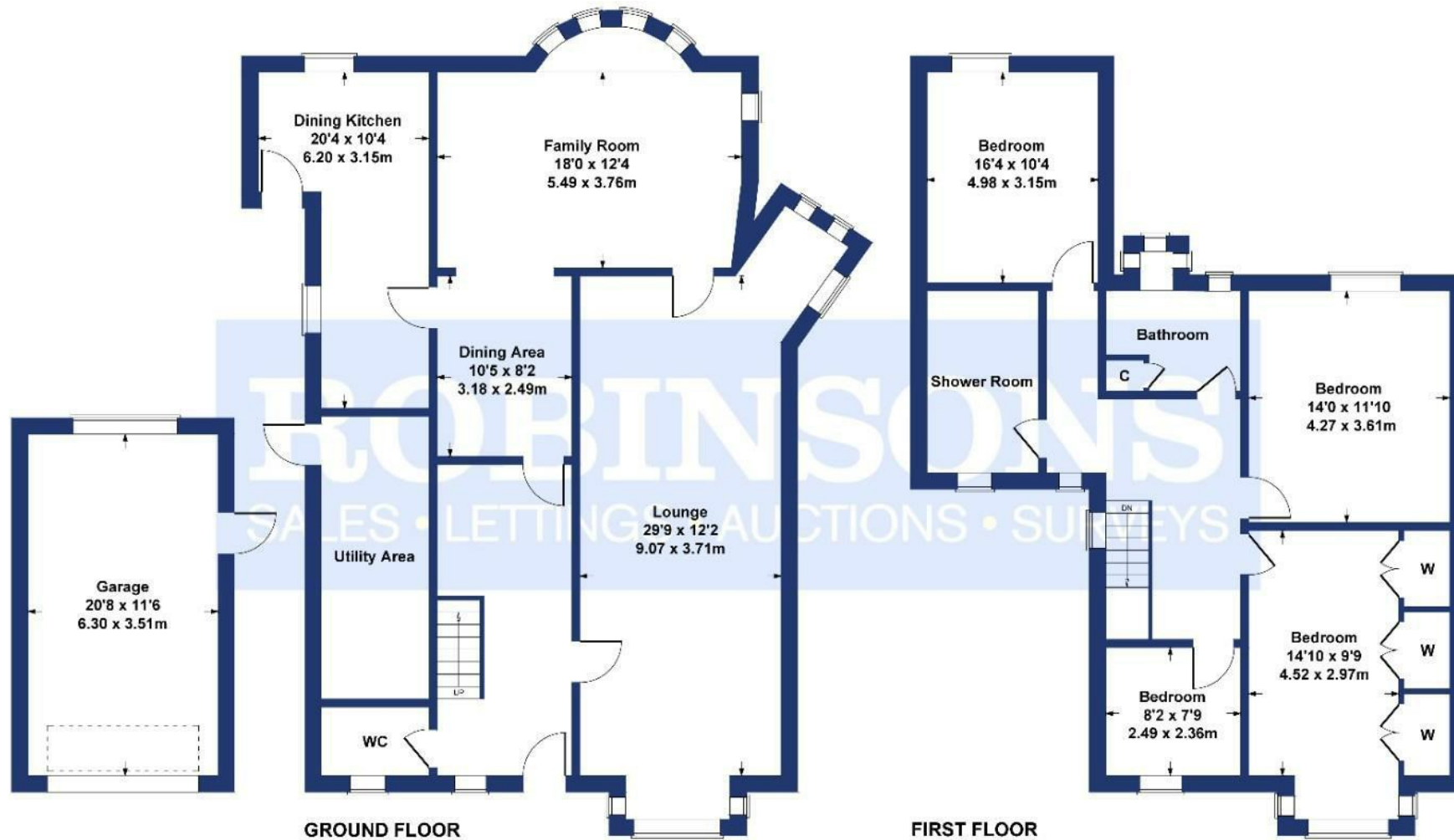
7'5 x 6'9 (2.26m x 2.06m)

Council Tax

Council Tax Band G Approx £3452

Farnley Hey Road

Approximate Gross Internal Area
2366 sq ft - 220 sq m



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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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