



 **8, Holly Crescent, Durham, DH7 6PW**

Asking Price: £110,000



01913711791



helenarcher@igomove.co.uk



ABOUT US

Thankyou for viewing this property.

If you have any questions for me or any of our team, please feel free to get in touch.

At Igomove Durham North I am your personal advisor and can assist in all your property needs with the back up of the Igomove team.

Customer service is paramount, so we'll always strive to help where we can. Our USP is our outstanding customer service and low fixed selling fee. So there really is no need to go elsewhere when buying or selling your home.



01913711791



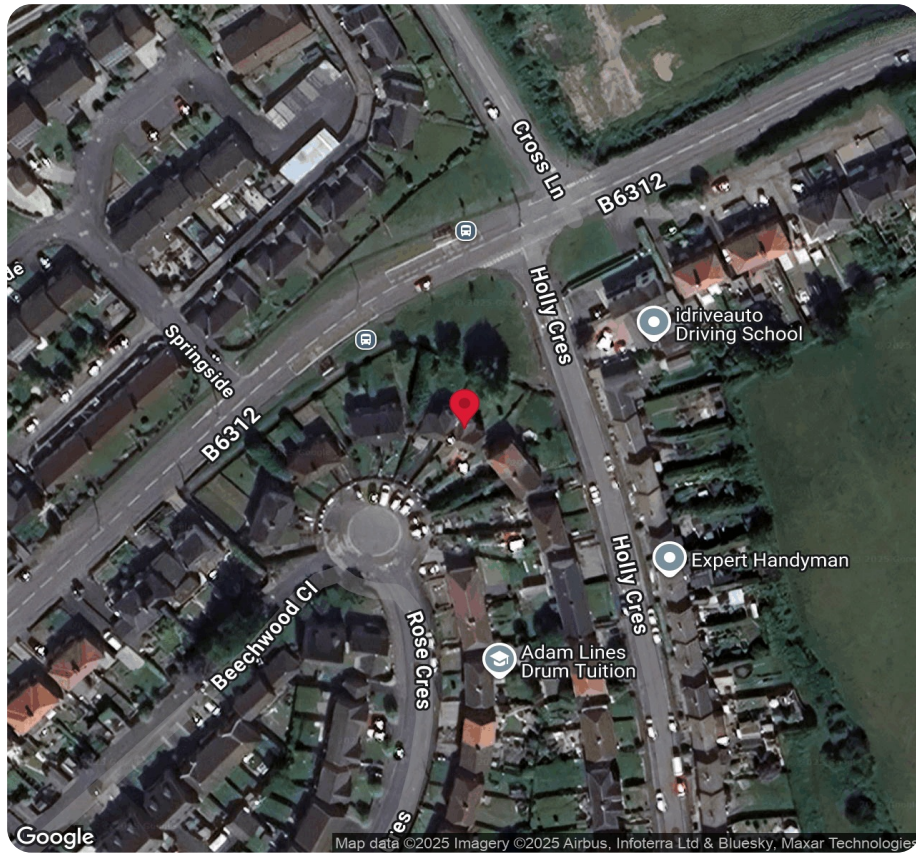
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STREET VIEW / ORDNANCE SURVEY MAP



PROPERTY SUMMARY

KEY FEATURES



£110,000

CURRENT MARKET
PRICE



**Semi-
Detached**
PROPERTY TYPE



3
BEDROOMS



-
BATHROOMS



840.00 Sqft
(78.04 SQ. M.)
FLOOR AREA



-
LAST SOLD PRICE



-
LAST SOLD DATE



DU346553
TITLE NUMBER



Freehold
TENURE



1930-1949
YEAR BUILT



-
COMPANY OWNED



Unknown
FLOOD RISK

KEY DETAILS

County Durham
COUNCIL

County Durham
COUNTY

North Durham
CONSTITUENCY

North East
REGION

63 / D
EPC RATING

[Domestic EPC in the Area](#)
[Non-Domestic EPC in the Area](#)

EPC RATINGS IN THE AREA

-
PLANNING APPLICATION

No
PARKING FACILITIES

No
ACCESSIBILITY FEATURES

Yes
GAS SUPPLY

Yes
ELECTRICITY SUPPLY

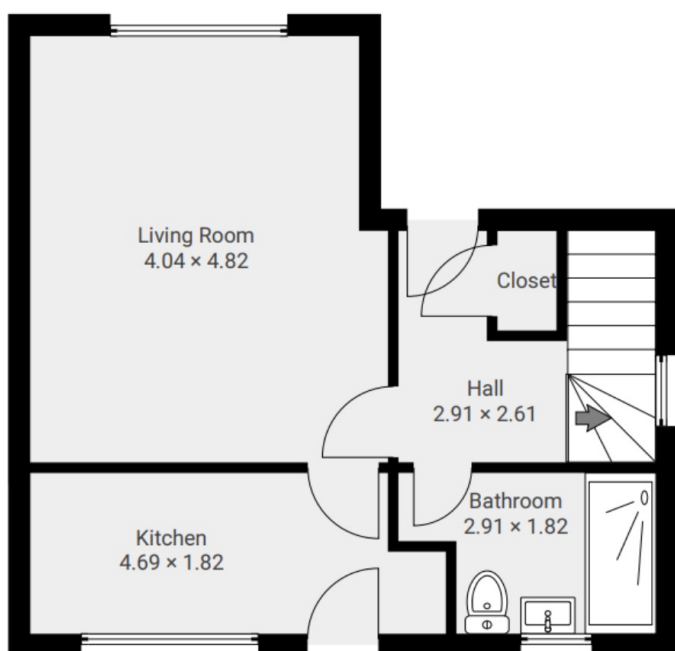
Yes
WATER SUPPLY

PROPERTY FLOOR PLAN

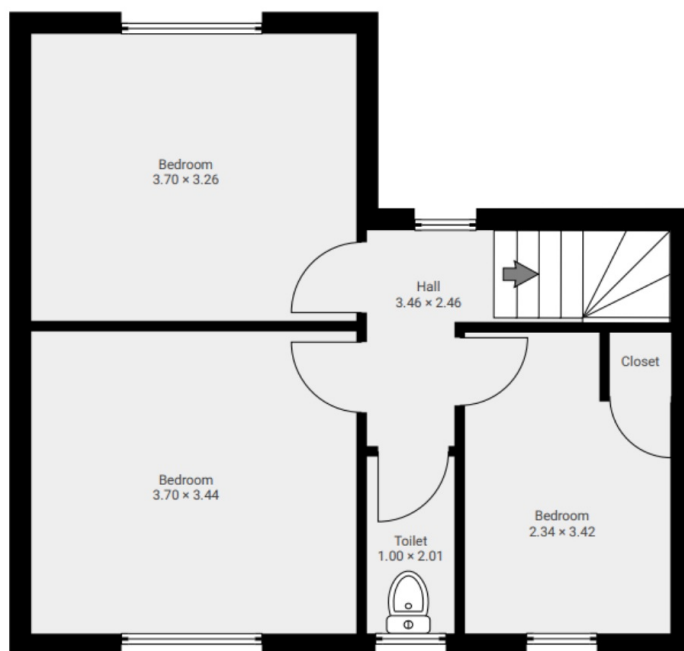


Holly Cresent,
Sacriston

Ground Floor

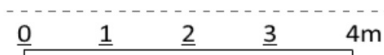


First Floor



This floorplan is approximate and for illustrative purposes only and therefore measurements should not be used by any prospective buyer.

All measurements of walls, doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement by us, the seller or agent



EPC - ENERGY PERFORMANCE CERTIFICATE

8, Holly Crescent,
Durham,
DH7 6PW

Energy Rating

D

Valid until
30-07-2024

This property's current energy rating is **63/D**. It has the potential to be **79/C**.
See how to improve this property's energy efficiency.

Energy Efficiency Rating

Very Energy Efficient - Lower Running Costs	Current	Potential
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Roof	Pitched, 200 mm loft insulation
Walls	Cavity wall, filled cavity
Window	Fully double glazed
Floor	Suspended, no insulation (assumed)
Main Heating	Boiler and radiators, mains gas
Main Heating Controls	Programmer, room thermostat and TRVs
Secondary Heating	Room heaters, electric
Hot Water System	From main system
Lighting	Low energy lighting in 12% of fixed outlets

Current Efficiency **63 / D**

Potential Efficiency **79 / C**

Inspection Date **30-07-2014**

Valid Until **30-07-2024**

Tenure **Owner-occupied**

Habitable Rooms **4**

Heated Rooms **4**

Local Authority **County Durham [E06000047 \(click to know more\)](#)**

Total Floor Area **840.00 Sq.Ft. (78.04 Sq.M.)**

Property Type **House**

Roof Efficiency **Good**

Wall Efficiency **Good**

Window Efficiency **Good**

Floor Efficiency **Unknown**

Main Heating Efficiency **Good**

Secondary Heating Efficiency **-**















Hot Water Efficiency **Good**

Lighting Efficiency **Poor**

Floors **-**

Floor Height **Unknown**

NEIGHBOURING PLANNING HISTORY

 21-01-2022 Ref.No. DM/21/04012/FPA	1 Uphill Drive Sacriston Durham DH7 6PN Decision - Approved Description - First floor extension over existing Dining/Study to side of the property	 20-06-2019 Ref.No. DM/19/01289/FPA	3 Uphill Drive Sacriston Durham DH7 6PN Decision - Approved Description - Erection of part two-storey/part single-storey extension at rear of dwelling.
 11-03-2009 Ref.No. 2/08/00482/FUL	Land At Holly Crescent Sacriston Durham, DH7 6PW Decision - Refused Description - Revision of application 05/00152/FUL to substitute plots 71-79 and 107-123 (26 dwellings) with 40...	 15-03-2007 Ref.No. 2/07/00014/FUL	Land To Front Of 1 Uphill Drive Sacriston Durham, DH7 6PN Decision - Approved Description - Retrospective application for hardstanding.
 07-07-2006 Ref.No. 2/06/00235/FUL	1 Uphill Drive Sacriston Durham DH7 6PN Decision - Approved Description - Erection of attached garage at side of house and pitched roof canopy across front elevation.	 07-07-2006 Ref.No. 2/06/00241/FUL	2 Uphill Drive Sacriston Durham DH7 6PN Decision - Approved Description - Erection of detached garage at side of dwelling.
 22-12-2005 Ref.No. 2/05/00152/FUL	Land At Holly Crescent Sacriston Durham, DH7 6PW Decision - Approved Description - Residential development comprising 169 dwellings and associated highways and open space (proposal...	 26-08-2005 Ref.No. 2/05/00398/FUL	32 Rose Crescent Sacriston Durham DH7 6QB Decision - Approved Description - Two storey extension to side of property.
 13-09-1995 Ref.No. 2/95/00313/FUL	13 Uphill Drive Sacriston Durham DH7 6PN Decision - Conditionally Approved (CLS) Description - CONSERVATORY	 10-07-1981 Ref.No. 2/81/00364/FUL	14 Uphill Drive Sacriston Durham DH7 6PN Decision - Approved Description - Proposed renewal of temporary planning permission for domestic garage
 12-06-1981 Ref.No. 2/81/00320/FUL	12 Uphill Drive Sacriston Durham DH7 6PN Decision - Approved Description - Proposed renewal of temporary planning permission	 13-06-1980 Ref.No. 2/80/00297/FUL	12 Uphill Drive Sacriston Durham DH7 6PN Decision - Approved Description - Proposed renewal of planning permission for domestic garage
 09-05-1980 Ref.No. 2/80/00248/FUL	14 Uphill Drive Sacriston Durham DH7 6PN Decision - Approved Description - Proposed renewal of planning permission for domestic garage	 11-05-1979 Ref.No. 2/79/00237/FUL	12 Uphill Drive Sacriston Durham DH7 6PN Decision - Approved Description - Proposed renewal of planning permission for domestic garage

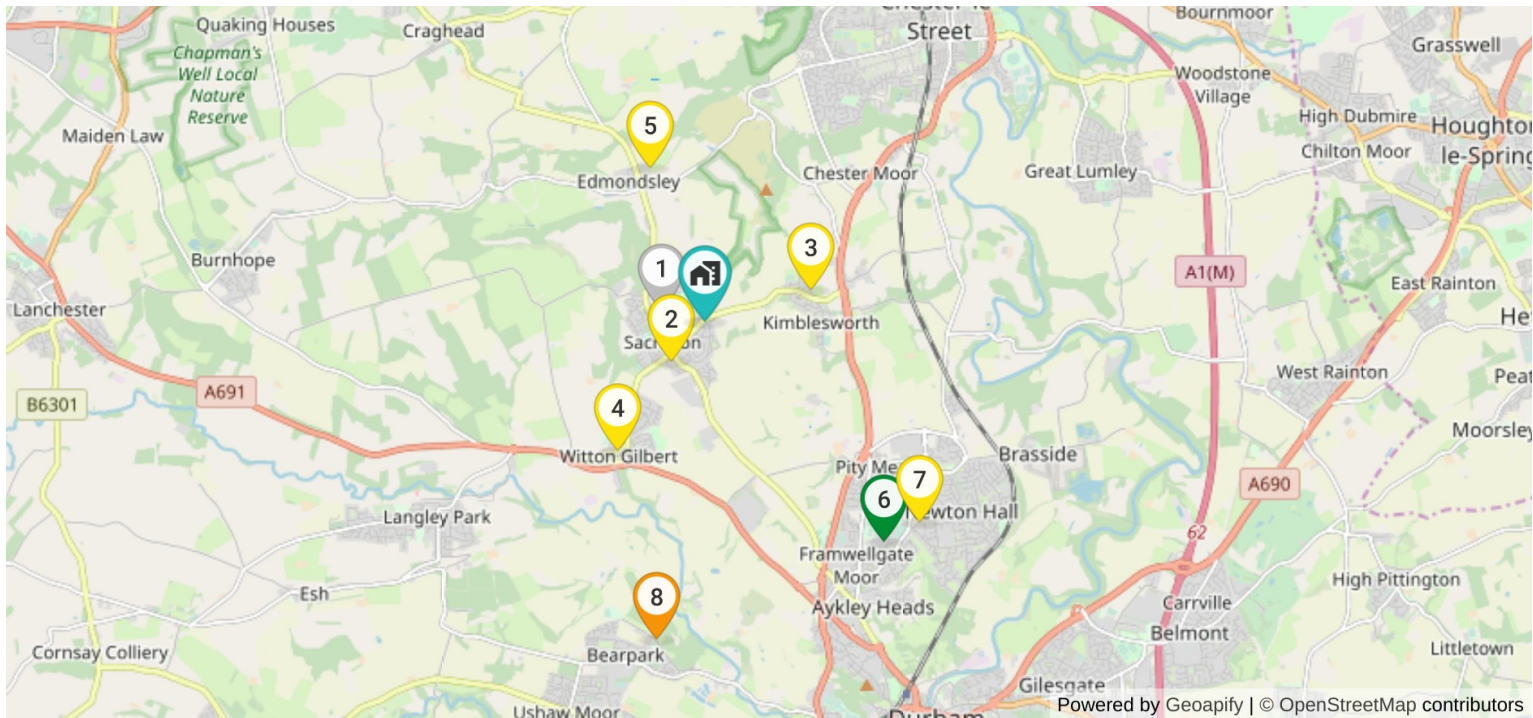
NEAREST PRIMARY SCHOOLS



**8, Holly Crescent,
Durham,
DH7 6PW**



Outstanding Good Requires Improvement Lowest Not Rated



St Bede's Catholic Primary School, Sacriston

Front Street, Sacriston, Durham, County Durham, DH7 6AB

98 **Mixed** **No** **No** **0.35 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Sacriston Academy

Witton Road, Sacriston, Durham, DH7 6LQ

191 **Mixed** **No** **No** **0.4 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Nettlesworth Primary School

Front Street, Nettlesworth, Chester le Street, County Durham, DH2 3PF

115 **Mixed** **No** **No** **0.84 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Witton Gilbert Primary School

Sacriston Lane, Witton Gilbert, Durham, DH7 6TF

206 **Mixed** **No** **No** **1.18 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Edmondsley Primary School

Edmondsley, Durham, DH7 6DU

175 **Mixed** **No** **No** **1.24 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Framwellgate Moor Primary School

Newton Drive, Framwellgate Moor, Durham, DH1 5BG

349 **Mixed** **No** **No** **2.15 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



St Godric's Catholic Primary School, Durham

Carrhouse Drive, Framwellgate Moor, Durham, DH1 5LZ

214 **Mixed** **No** **No** **2.23 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Bearpark Primary School

Colliery Road, Bearpark, Durham, DH7 7AU

87 **Mixed** **No** **No** **2.44 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



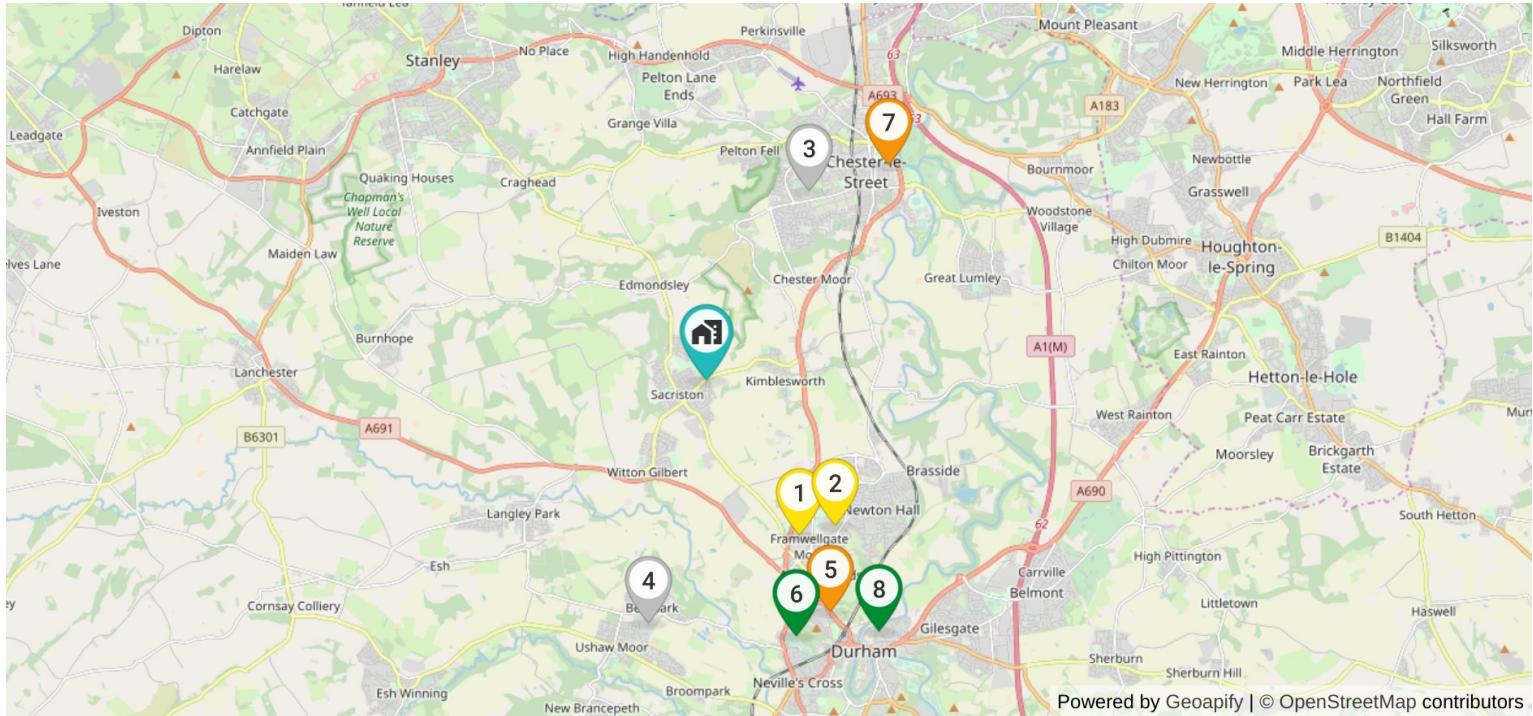
NEAREST SECONDARY SCHOOLS



**8, Holly Crescent,
Durham,
DH7 6PW**



Outstanding Good Requires Improvement Lowest Not Rated



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New College Durham

Framwellgate Moor Centre, Framwellgate Moor,
Durham, DH1 5ES

PUPILS	Mixed	No	No	2.01 Miles
	GENDER	HAS NURSERY	PRIVATE	DISTANCE



Framwellgate School Durham

Newton Drive, Framwellgate Moor, Durham, DH1 5BQ

1292	Mixed	No	No	2.16 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE



Hermitage Academy

Waldridge Lane, Chester le Street, County Durham,
DH2 3AD

1050	Mixed	No	No	2.39 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE



Durham Academy

Bracken Court, Ushaw Moor, Durham, DH7 7NG

Mixed	No	No	2.78 Miles
GENDER	HAS NURSERY	PRIVATE	DISTANCE



St Leonard's Catholic School, Durham

North End, Durham, DH1 4NG

1401	Mixed	No	No	2.91 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE



Durham Johnston Comprehensive School

Crossgate Moor, Durham, County Durham, DH1 4SU

1691	Mixed	No	No	3.01 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE



Park View School

Church Chare, Chester le Street, County Durham, DH3 3QA

1650	Mixed	No	No	3.15 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE



Durham Sixth Form Centre

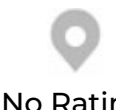
Providence Row, The Sands, Durham, County Durham,
DH1 1SG

1829	Mixed	No	No	3.39 Miles
PUPILS	GENDER	HAS NURSERY	PRIVATE	DISTANCE

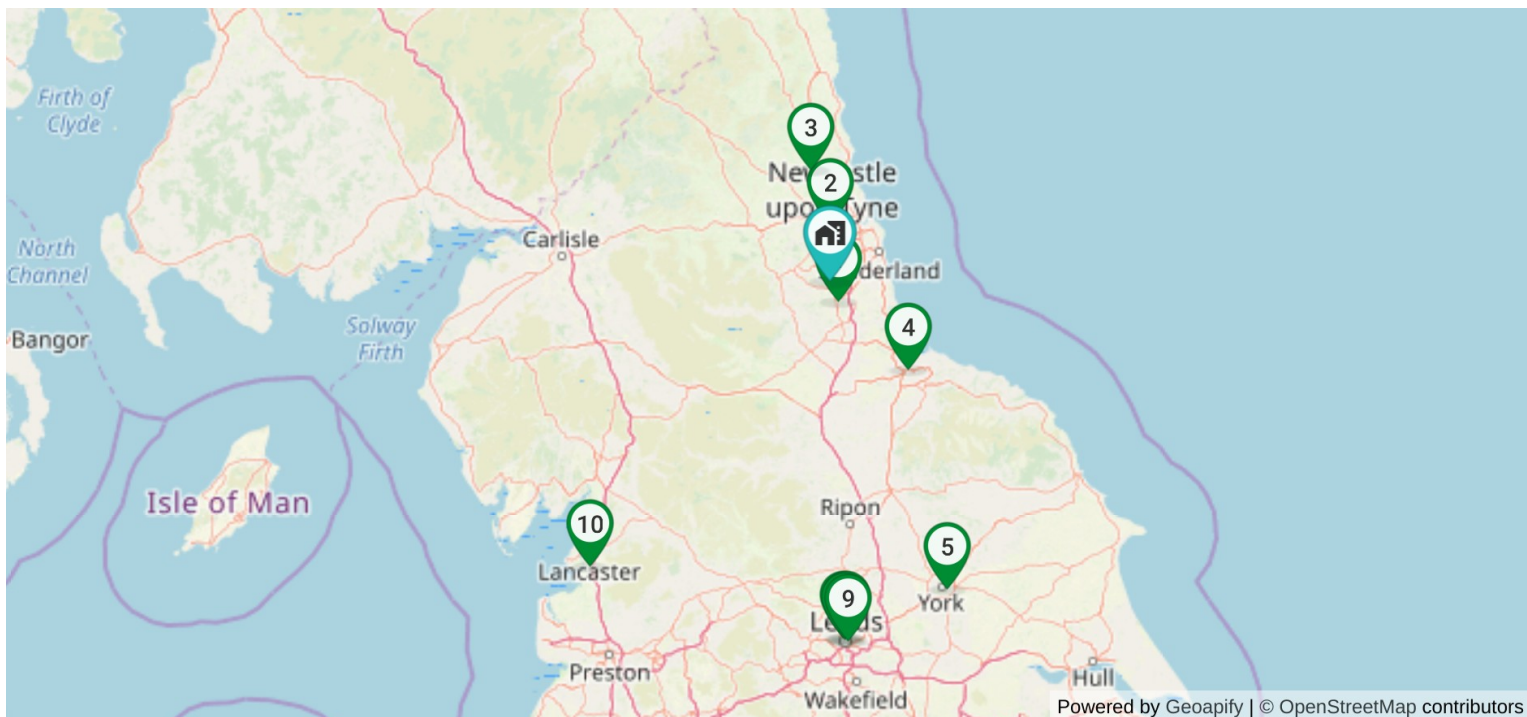
UNIVERSITIES & COLLEGES



**8, Holly Crescent,
Durham,
DH7 6PW**



No Rating



Durham University ★★★★★

The Palatine Centre, University, Stockton Rd, Durham DH1 3LE, United Kingdom

4.18 Miles
DISTANCE



Newcastle University ★★★★★

Newcastle upon Tyne NE1 7RU, United Kingdom

10.96 Miles
DISTANCE



Northumbria University ★★★★★

Northumbria University, Ellison Pl, Newcastle upon Tyne NE1 8ST, United Kingdom

21.93 Miles
DISTANCE



Teesside University ★★★★★

Campus Heart, Southfield Rd, Middlesbrough TS1 3BX, United Kingdom

23.1 Miles
DISTANCE



University of York ★★★★★

Heslington, York YO10 5DD, United Kingdom

64.49 Miles
DISTANCE



Leeds University ★★★★★

Woodhouse, Leeds LS2 9JT, United Kingdom

70.1 Miles
DISTANCE



University of Leeds ★★★★★

University of Leeds

70.13 Miles
DISTANCE



Leeds Beckett University ★★★★★

Leeds LS1 3HE, United Kingdom

70.33 Miles
DISTANCE



The Leeds Conservatoire ★★★★★

3 Quarry Hill, Leeds LS2 7PD, United Kingdom

70.79 Miles
DISTANCE



Lancaster University ★★★★★

Bailrigg, Lancaster LA1 4YW, United Kingdom

73.06 Miles
DISTANCE

TRANSPORT LINKS



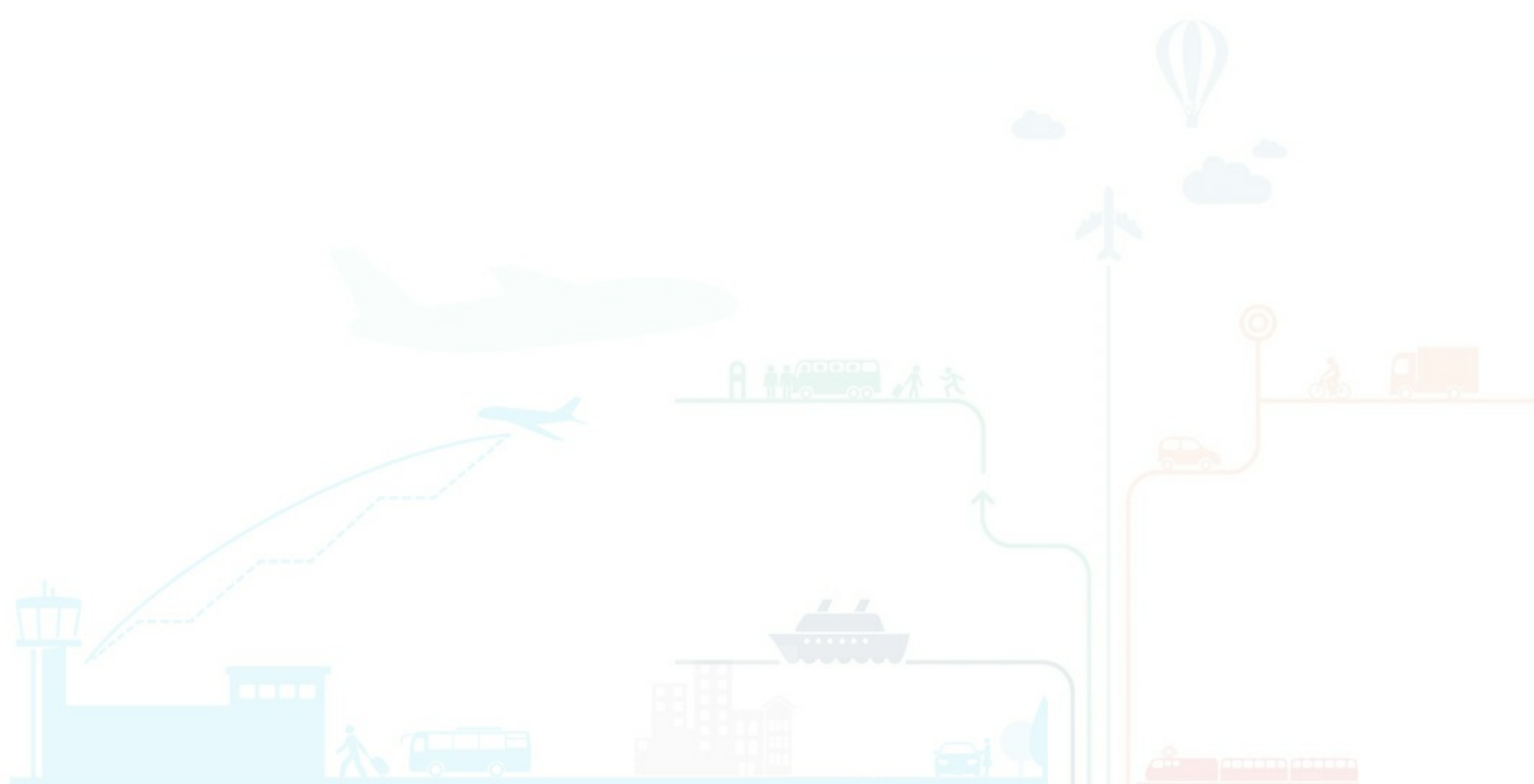
AIRPORTS

- 1 Newcastle International Airport, Woolsington, Newcastle upon Tyne NE13 8BZ, United Kingdom
15.39 Miles
- 2 Teesside International Airport, Tees Valley, Darlington DL2 1LU, United Kingdom
22.83 Miles
- 3 Carlisle Lake District Airport, Aviation Way, Carlisle CA6 4NZ, United Kingdom
47.81 Miles



TRAIN STATION

- 1 Chester-le-Street, Station Rd, Chester-le-Street DH3 3EE, United Kingdom
2.87 Miles
- 2 Durham, Station Approach, Durham DH1 4RB, United Kingdom
3.22 Miles
- 3 Dunston, Dunston, Gateshead NE11 9SR, United Kingdom
8.99 Miles



NEAREST HOSPITALS / GP / DENTISTS / NHS



HOSPITALS (NHS)

Lanchester Road Hospital, Durham
Lanchester Road Durham DH1 5RD
1.42 Miles

Durham Community Hospital
Dryburn Road Durham DH1 5AJ
2.33 Miles

City Hospitals Sunderland at University Hospital Of North Durham
University Hospital Of Durham Dryburn Hospital Durham DH1 5TW
2.44 Miles



GP (NHS)

Sacriston Medical Centre
Front Street Sacriston Durham DH7 6JW
0.35 Miles

Framwellgate Moor Medical Centre
50 Front Street Framwellgate Moor Durham DH1 5BL
2.05 Miles

Chastleton Medical Group
Newton Drive Framwellgate Moor Durham DH1 5BH
2.15 Miles



DENTIST (NHS)

Framwellgate Dental Surgery
20-21 Front Street, Durham DH1 5EJ
2.14 Miles

Framwellgate Dental Surgery Limited
Dental Surgery 22 Front Street DURHAM DH1 5EJ
2.14 Miles

Dencall
North Road Durham DH1 5TW
2.44 Miles



HOSPITALS (CQC)

University Hospital North Durham
North Road Durham DH1 5TW
2.44 Miles

Chester Le Street Community Hospital
Front Street Chester Le Street DH3 3AT
2.75 Miles

Window to the Womb
Unit 3 Station Road Chester Le Street DH3 3DU
2.96 Miles



GP (CQC)

Sacriston Medical Centre
Front Street Sacriston Durham DH7 6JW
0.35 Miles

Minor Illness and Wellness Clinic
The Pinnacle Durham Road, Sacriston Durham DH7 6FE
0.36 Miles

Chastleton Medical Group
Newton Drive Durham DH1 5BH
2.15 Miles



DENTIST (CQC)

Framwellgate Dental Surgery
21 Front Street Framwellgatemoor Durham DH1 5EJ
2.14 Miles

Dencall - University Hospital of North Durham
North Road Durham DH1 5TW
2.44 Miles

Alpha Dental Studio Chester-Le -Street
Unit 3 47 Gibside Chester Le Street DH2 2TT
2.57 Miles

RESPONSE TIMES OF NHS SERVICES

Category	Approx. Response Time	
C1	00 hrs 07 mins 00 secs	C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)
C1T	00 hrs 07 mins 57 secs	C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)
C2	00 hrs 34 mins 51 secs	C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)
C3	01 hrs 35 mins 57 secs	C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required
C4	01 hrs 48 mins 06 secs	C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

BROADBAND & MOBILE





Broadband - Predicted Broadband Speeds




Speed Type	Download Speed	Upload Speed
Basic	17 Mbps	1 Mbps
Superfast	51 Mbps	8 Mbps
Ultrafast	10000 Mbps	10000 Mbps

Mobile Coverage - Based on voice calls made



 INDOOR SPEED No Signal OUTDOOR SPEED Low	 INDOOR SPEED No Signal OUTDOOR SPEED Not Reliable	 INDOOR SPEED No Signal OUTDOOR SPEED Low	 INDOOR SPEED No Signal OUTDOOR SPEED Not Reliable
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 Unit 21, Brougham Business Centre

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DATA PROVIDERS



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