



Ceremony Wynd, TS4 2WG
3 Bed - House - Semi-Detached
Reduced To £147,000

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Miller Homes built 'Tolkien' design semi-detached town house quietly tucked away on the popular Clairville Grange development, with front aspect views overlooking Clairville Common and across to Albert Park.

Accommodation over three floors, the immaculately presented property comprises entrance hall, lounge, cloakroom/WC and a modern, well equipped kitchen/diner with built-in appliances and French doors. The first floor has two bedrooms and the family bathroom whilst the master bedroom and shower room en-suite take over the entire top floor. Outside, there are neat gardens at the front and rear, driveway and single garage.



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Ceremony Way



GROUND FLOOR

FIRST FLOOR

SECOND 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	95
(15-41)	B		
(41-45)	C		
(46-49)	D		
(50-54)	E		
(55-59)	F		
(60-64)	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	A		
(101-110)	B		
(111-120)	C		
(121-130)	D		
(131-140)	E		
(141-150)	F		
(151-160)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM SALES & LETTINGS OFFICE

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DH3 3BH

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E: info@robinsonscsls.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
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DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440
E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666
E: info@robinsonsmiddlesbrough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
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STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555
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REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY
19A Old Elvet
DH1 3HL

T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100
E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944
E: info@robinsonsbarnwick.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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26 Stokesley Road, Middlesbrough, TS7 8DX | Tel: 01642 313666 |

info@robinsonsmiddlesbrough.co.uk

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