



The Lodge, Satley, Bishop Auckland, County Durham, DL13 4HU
Guide Price £350,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A well presented three bedroom detached, stone built bungalow situated in the desirable village of Satley. The property benefits from spacious rooms throughout including three reception rooms and a useful loft room which could be utilised for a number of purposes.

- Three bedroom detached bungalow
 - Ensuite to master bedroom
 - Conservatory to the side
 - Single garage and off road parking
 - Garden with summer house
- Close by to the popular village of Lanchester
 - Energy Performance Rating F 31



www.vickersandbarrass.co.uk

LOCATION

The Lodge is located in Satley, a rural village which is 4 miles to the west of Lanchester, 11 miles west of the historic city of Durham and 23 miles south of Hexham.

Satley is well placed for commuting, the A68 is 5 minutes to the west and the A167 and A1(M) are approximately 20 minutes to the east.

Newcastle which is 18 miles north, and Durham both have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

what3Words: back.exort.premature

DESCRIPTION

The Lodge is a spacious three bedroom, detached, stone built bungalow with patio area to the side, rear garden which is laid to lawn, a single garage and off road parking.



The property is tastefully decorated throughout with double glazed timber frame windows. To the front there is an entrance porch which leads into the spacious and light hallway, from which all rooms are accessed. There are two reception rooms to the front, the lounge and dining room as well as the master bedroom. The lounge is a spacious room benefitting from a multi fuel stove. The kitchen is to the rear of the property and has wall and base units incorporating an electric oven and hob, Belfast sink, dishwasher, space for a fridge freezer and plumbing for a washing machine. There is a small cloakroom housing a wash basin and WC, accessed from the kitchen. The kitchen leads on to the conservatory which has windows to two elevations, doors lead out to the patio area, and it has a flat roof therefore can be utilised throughout the year.

The master bedroom is a lovely light room benefitting from an en suite with shower and wash basin and a large walk in cupboard. There are a further two double bedrooms to the rear. The



bathroom is fitted with a panelled bath, wash basin and WC, there is also a useful airing cupboard. There is a loft room, accessed by a space saving staircase, the room is boarded and insulated but does not have any windows, currently used as an office, it would be suitable for a variety of purposes.

Externally the property has a patio area with a summer house to the side, which is accessed from the front of the bungalow or from the conservatory. A path leads around the rear of the property to the rear lawned garden and there is gated access to the front. The garage provides additional storage and has an electric door, power and water.

SERVICES

The property is served by mains electricity, water and drainage systems and oil central heating.

COUNCIL TAX BAND

Durham County Council Tax Band D.



ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating F 31.

MATERIAL INFORMATION

It is understood from Ofcom Broadband and Mobile Availability checker that the property has access to a superfast broadband connection and has good outdoor mobile phone signal and limited indoor mobile phone signal in this area.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – September 2023
Photographs taken – June 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the



property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

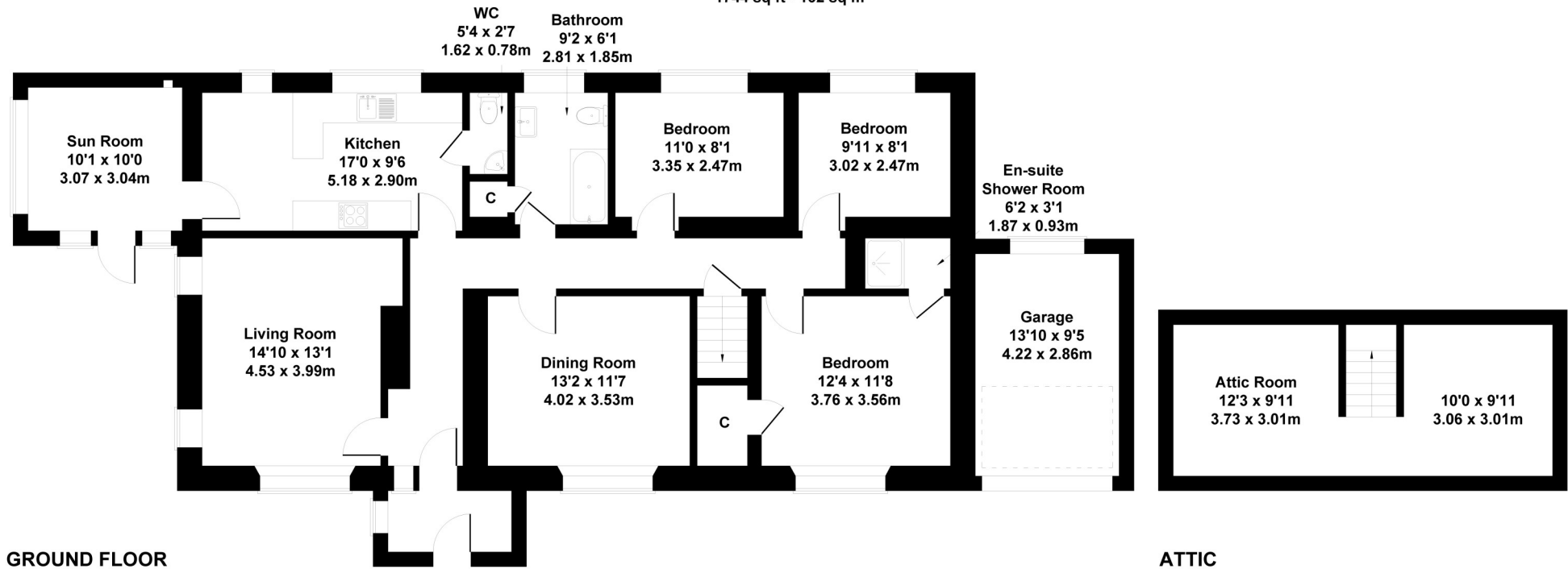
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



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Approximate Gross Internal Area
1744 sq ft - 162 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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