





36 Front Street

Frosterley, Weardale

2-bed terraced house in Frosterley village. Stylish interior with engineered wooden flooring, coal fireplace, modern kitchen, and tiled bathroom. Bright bedrooms. uPVC windows, outbuilding for storage. Convenient location near amenities. Ideal for first-time buyers, downsizers, or investors.

Council Tax band: A

Tenure: Freehold

- 2 bedroom terraced house
- Well appointed and tastefully decorated throughout
- uPVC windows throughout
- Engineered wooden flooring throughout the ground floor
- Coal fireplace in the living room
- Fully tiled bathroom with rainfall shower
- Outhouse for storage



Entrance

2' 4" x 3' 4" (0.70m x 1.01m)

Upon entering the property you find yourself in the entrance hallway, a tastefully decorated area benefiting from a wooden front door and providing access to the living room and the kitchen beyond.

Living Room

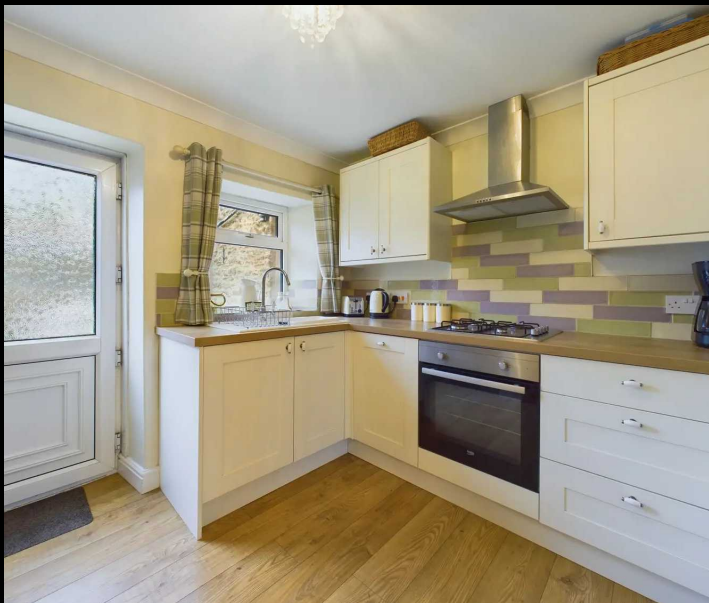
14' 7" x 14' 1" (4.44m x 4.30m)

The living room is a spacious and well appointed room, with neutral fresh decoration and an engineered wooden floor. The room benefits from a large uPVC window, and a coal fired fireplace with a slate hearth. The living room offers ample space for free standing furniture and access to the kitchen.

Kitchen

7' 11" x 14' 1" (2.42m x 4.29m)

The kitchen is a well appointed space with a good range of over- under storage cabinets. The units are neutral in colour and in a shaker style with integrated electric oven and hob. There is a modern wall hung radiator and the engineered wooden flooring continues throughout. The kitchen offers space for a washing machine under the stairs and is also currently configured in such a way as to provide a small dining area. External access is also provided via the uPVC door in the kitchen.







Landing

4' 10" x 3' 11" (1.48m x 1.19m)

A well proportioned split level landing provides access to bedroom1, bedroom 2 and the bathroom. Access to the loft is via a loft hatch on the landing. The attic offers valuable storage space and is boarded in some areas.

Bedroom 1

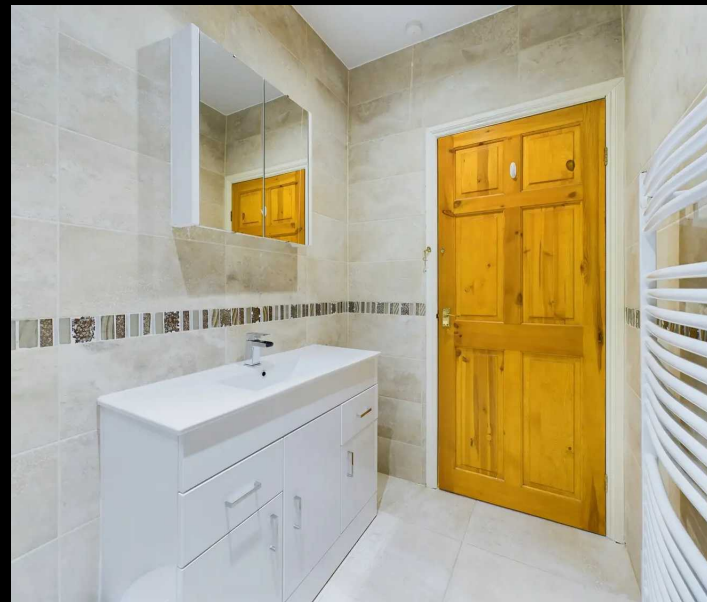
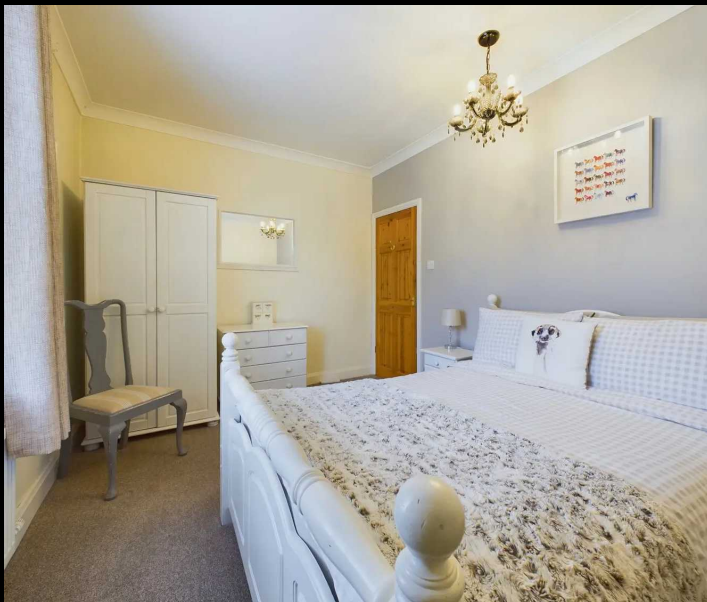
9' 5" x 14' 2" (2.88m x 4.32m)

Found at the front of the house is bedroom 1. A spacious double bedroom with ample space for free standing storage furniture. The room benefits from a large uPVC window providing lots of light and tasteful neutral decoration throughout.

Bathroom

4' 9" x 9' 6" (1.44m x 2.89m)

The bathroom is a well appointed and fully tiled room, providing a modern 3 piece bathroom suite including a WC, hand wash basin with under sink storage and a separate shower cubicle with rainfall shower. The bathroom also benefits from a modern wall hung radiator and spot lights.







Bedroom 2

7' 10" x 10' 11" (2.40m x 3.33m)

Bedroom 2 is currently configured as a single bedroom and would make an ideal childrens room or home office. The room benefits from a uPVC window with a deep sill and neutral decoration. There is a small area of reduced head height in bedroom 2 and there is an inbuilt storage cupboard which houses the property's gas combi boiler.

Communal Garden

To the rear of the property is a communal area in which this and surrounding properties have adopted private spaces. This property currently has an unofficial private patio area within the communal space, which provides an ideal space for outdoor seating and dining. The property also has ownership of a brick built shed at the rear, perfect for outdoor storage.






Approximate total area⁽¹⁾

29.53 m²

Reduced headroom

0.29 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0




Approximate total area⁽¹⁾

27.39 m²

Reduced headroom

0.85 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Floor 1



WEARDALE
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