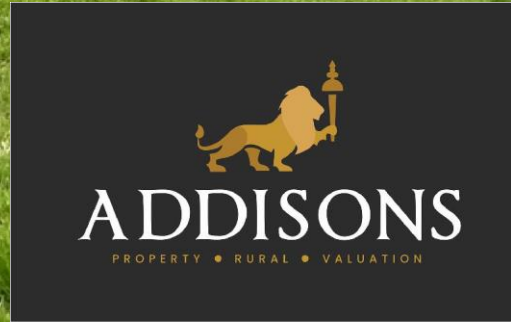




# Hollin Crescent

Romaldkirk



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# ABOUT THE PROPERTY

We are pleased to bring to the market this three bedroom semi detached house, on a small estate located on the edge of the sought after village of Romaldkirk. The property offers spacious accommodation in need of some updating and would make a wonderful family home.

The accommodation briefly comprises: - Entrance Vestibule, Conservatory, Living Room, Dining Kitchen, Covered Passageway with Stores, Three Bedrooms, Boarded Attic and Family Bathroom. Front and Rear Gardens. Oil Fired Central Heating and Double Glazing.

The village of Romaldkirk is an attractive village with a thriving community, situated in the picturesque Teesdale Valley. The village has a charming collection of properties gathered around a village green and is the location of the famous Rose & Crown Country Hotel/Inn. Romaldkirk lies approximately five miles north west of the popular market town of Barnard Castle which has a good range of local amenities including banks, shops, schools, cafes, restaurants etc and the internationally renowned Bowes Museum.



## ADDISONS

PROPERTY • RURAL • VALUATION

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# ACCOMMODATION

## GROUND FLOOR

**Entrance Vestibule** - Tiled flooring, stairs rising to the first floor and oil fired central heating boiler. Doors leading to the conservatory and living room.

**Conservatory** - Timber framed conservatory, radiator, light and power. Door leading out to the side elevation.

**Living Room** - A well proportioned room with window overlooking the front garden, multi fuel burning stove, radiator and storage cupboard. Door through to the kitchen.

**Kitchen** - Fitted wooden wall and floor units with contrasting worktops and tiled splashbacks. Stainless steel sink unit, space for cooker, chimney style extractor fan, plumbing for washing machine and understairs storage cupboard. There is space within the kitchen for a family size dining table and chairs. Door to rear passageway

**Rear Passageway** - A covered passageway provides access to coal store, former WC and garden store. Door provides access to the rear of the property.

## FIRST FLOOR

**Landing** - Providing access to all first floor accommodation, window to the side elevation and loft hatch. **Attic** - The attic is fully boarded, plastered and has a Velux window.

**Bedroom One** - Double bedroom with built-in wardrobes radiator and window overlooking the rear garden.

**Bedroom Two** - Double bedroom with radiator and window to the front elevation.

**Bedroom Three** - Radiator, built-in cupboard and window to the front elevation.



**Bathroom** - Panelled bath with shower and screen. Cabinetted hand wash basin and low level wc, heated towel rail and obscured glazed window.

### EXTERNALLY

To the front of the property there is an enclosed front garden with two lawned areas, oil tank and central pathway leading to the front entrance and side of the property.

To the rear of the property there a two defined garden areas, one being accessed from the covered passageway and the other from the side of the property.

### PRICE

£175,000

### VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors  
T: 01833 638094 opt 1.

### TENURE

Freehold

### SERVICES

Mains Water, Mains Water and Mains Sewerage. Oil fired central heating.

### COUNCIL TAX

Band B

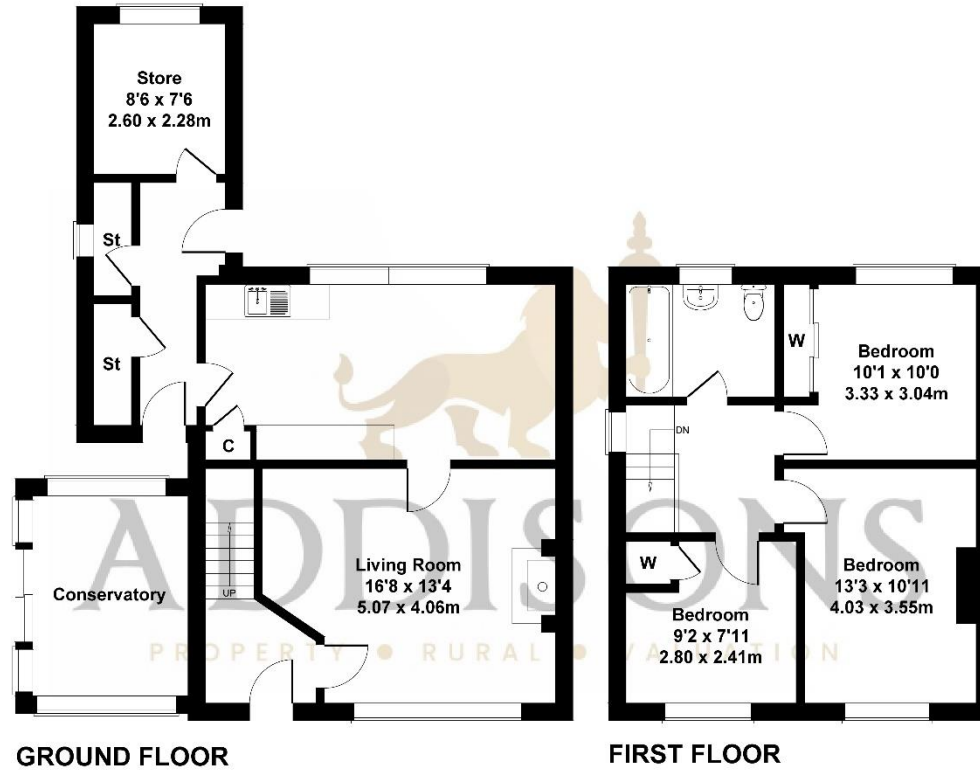
### BROCHURE

Details and photographs taken July 2024.



# Floor Plan

## 5 Hollin Crescent, Romaldkirk

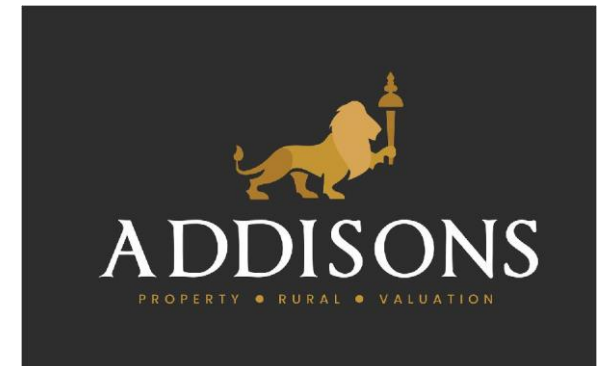


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>67</b>
39-54	<b>E</b>	<b>53</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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