

Rosemount Court, DL14 6XN

2 Bed - Flat

£67,000

ROBINSONS
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Robinsons are delighted to offer for sale this modern and well presented two bedroomed first floor flat. Sold with no onward chain, the property benefits from being a short distance from both the town centre and Tindale Retail Park, where there is a range of amenities nearby such as supermarkets, retail stores, food outlets and both primary and secondary schools. For commuters, the A688 is close by and leads to the A1 (M) both North and South, whilst there is also an extensive public transport system which allows access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property benefits from a modern living room, modern fitted kitchen, two good sized bedrooms with neutral décor throughout, and a family bathroom with corner shower. External to the property there is a single garage which allows for parking and further storage.

Energy Efficiency Rating C | Council Tax Band A | Tenure Leasehold | Annual Service Charge £100

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Lobby

Entered via a uPVC double glazed door and with stairs leading to the first floor.

FIRST FLOOR

Lounge

15'3" x 11'6" (4.67 x 3.51)

n A spacious room with electric fire and uPVC double glazed window to the side.

Kitchen

8'9" x 6'5" (2.67 x 1.97)

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer stainless steel sink unit with mixer tap, electric hob with built under oven, space for fridge freezer, plumbing for an automatic washing machine, tiled splash backs and uPVC double glazed window to the rear.

Bedroom 1

12'7" x 8'0" (3.84 x 2.46)

With built in storage cupboard and uPVC double glazed window to the front.

Bedroom 2

9'4" x 8'0" (2.87 x 2.46)

With uPVC double glazed window to the rear.

Shower Room

5'8" x 5'8" (1.73 x 1.73)

Fitted with a modern three piece suite comprising corner shower cubicle, wash basin and Low level WC set into vanity unit, panelled splash backs and opaque uPVC double glazed window to the rear.

EXTERNAL

To the rear of the property there is a single garage and driveway providing off street parking.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 8Mbps, Superfast 80 Mbps,

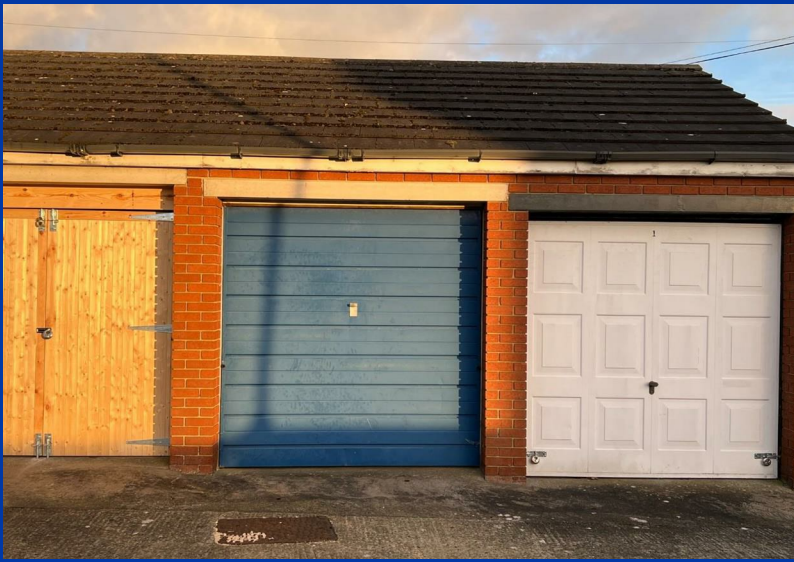
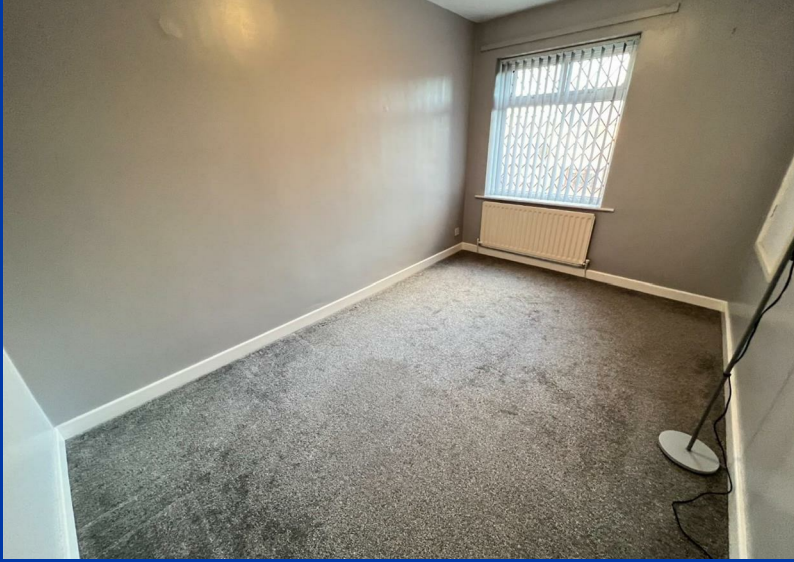
Mobile Signal/Coverage: Average-good

Tenure: leasehold from 24/09/1992 (968 years remaining)

Council Tax: Durham County Council, Band A (£1469 Min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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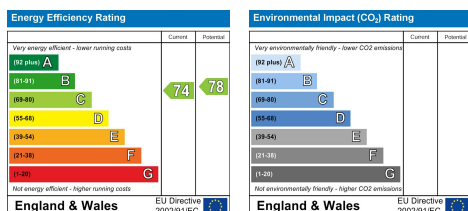
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