



Osborne Terrace, Leeholme, DL14 8JA
2 Bed - House - Mid Terrace
£49,995

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Robinsons are delighted to bring to the market this deceptively spacious two bedroom terraced house situated within Leeholme . The property in our opinion would make an ideal home for a first time purchaser / investor and is heated via gas central heating and is fitted with UPVC double glazing throughout . Osborne Terrace lies within easy access of local amenities including those to be found within Leeholme and Coundon.

In brief the accommodation comprises; entrance lobby, hallway, lounge, separate dining room, fitted kitchen, rear lobby and wet room to the ground floor. To the first floor, is a good sized landing area which leads onto two good sized double bedrooms, Externally there is an enclosed forecourt to the front and a yard to the rear.

EPC Rating TBC | Council Tax Band - A | Tenure - Freehold

To arrange a viewing please call Robinsons on 01388 45811

GROUND FLOOR

Entrance Lobby

Entered via a uPVC door from the front,

Entrance Hall

With under stair storage cupboard.

Lounge

12'3" x 11'3" (3.75 x 3.45)

With feature stone fire surround with tiled hearth, housing open solid fuel fire, and uPVC double glazed bay window to the front.

Dining Room

13'9" x 12'3" (4.21 x 3.75)

With feature wooden fire surround having marble inset and hearth and housing living flame gas fire, uPVC double glazed window to the rear and access to staircase leading to the first floor.

Kitchen

12'6" x 6'3" (3.82 x 1.92)

Fitted with a range of base units having contrasting worktops incorporating electric hob with built under oven, 1.5 bowl single drainer stainless steel single drainer sink unit, space for fridge, freezer and washing machine, and uPVC double glazed window to the rear.

Rear Lobby

With uPVC double glazed door to the rear

Wet Room

Fitted with a mains fed shower, pedestal wash basin, panelled walls and non- slip flooring, extractor fan and uPVC double glazed window to the rear.

FIRST FLOOR

Landing

With loft access

Bedroom 1

15'11" x 11'10" (4.86 x 3.61)

With built in storage cupboard and uPVC double glazed window to the front offering views across the neighbouring countryside.

Bedroom 2

13'10" x 12'5" (4.24 x 3.79)

Fitted with a double wardrobe housing wall mounted gas central heating boiler, and uPVC double glazed window to the rear.

EXTERNAL

To the front of the property there is a low wall enclosed forecourt garden whilst to the rear there is a wall enclosed yard with pedestrian gate leading to a rear access lane.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3Mbps, Superfast 74Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

Energy Rating: E

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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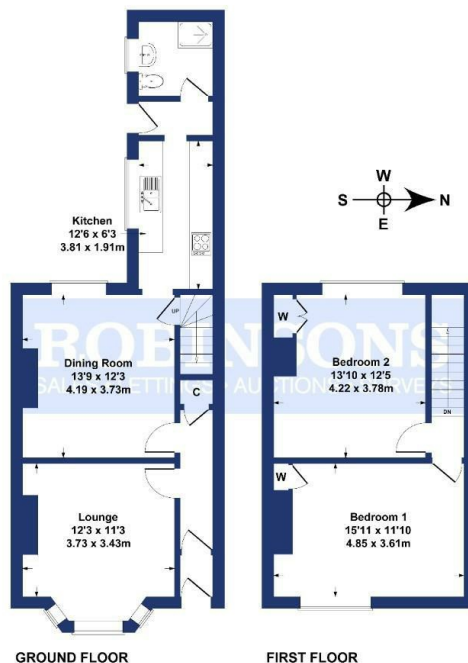
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Osborne Terrace
Approximate Gross Internal Area
978 sq ft - 91 sq m



GROUND FLOOR

FIRST 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. 2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	42		

Energy Efficiency Rating: 69 (Current), 42 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential empty).

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