



The Slack, Butterknowle, DL13 5HU
2 Bed - Cottage - Terraced
£123,000

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The Slack

Butterknowle, DL13 5HU

Nestled on the outskirts of the tranquil village of Butterknowle, Bishop Auckland, this charming terraced cottage offers a delightful retreat in a picturesque rural setting. The property boasts spacious accommodation spread over three floors, with 2 double first floor bedrooms and a second floor loft room currently used as an office and occasional bedroom, providing ample room for both relaxation and entertaining.

As you enter, you are welcomed into a cosy reception room that exudes warmth and character, perfect for unwinding after a long day. The modern kitchen is well-equipped, making it a joy for any home cook, while the contemporary bathroom ensures comfort and convenience for the whole family.

One of the standout features of this cottage is its enchanting garden at the rear, which leads to a riverside patio. Here, you can enjoy serene views of the gorse hillside with an abundance of wildlife, making it an ideal spot for al fresco dining or simply soaking in the natural beauty that surrounds you. Additionally, the property includes some areas of extra land to the southern end of the terrace, a rare find in such a peaceful location.

The cottage is heated by an efficient Air Source Heat Pump, complemented by a wood burning stove, ensuring warmth and comfort throughout the seasons. This property is perfect for those seeking a harmonious blend of modern living and rural charm.

In summary, this delightful terraced cottage in Butterknowle presents an excellent opportunity for anyone looking to embrace a quieter lifestyle while still enjoying the comforts of contemporary amenities. Don't miss the chance to make this idyllic home your own.

To arrange a viewing please call Robinsons on 01388 458111

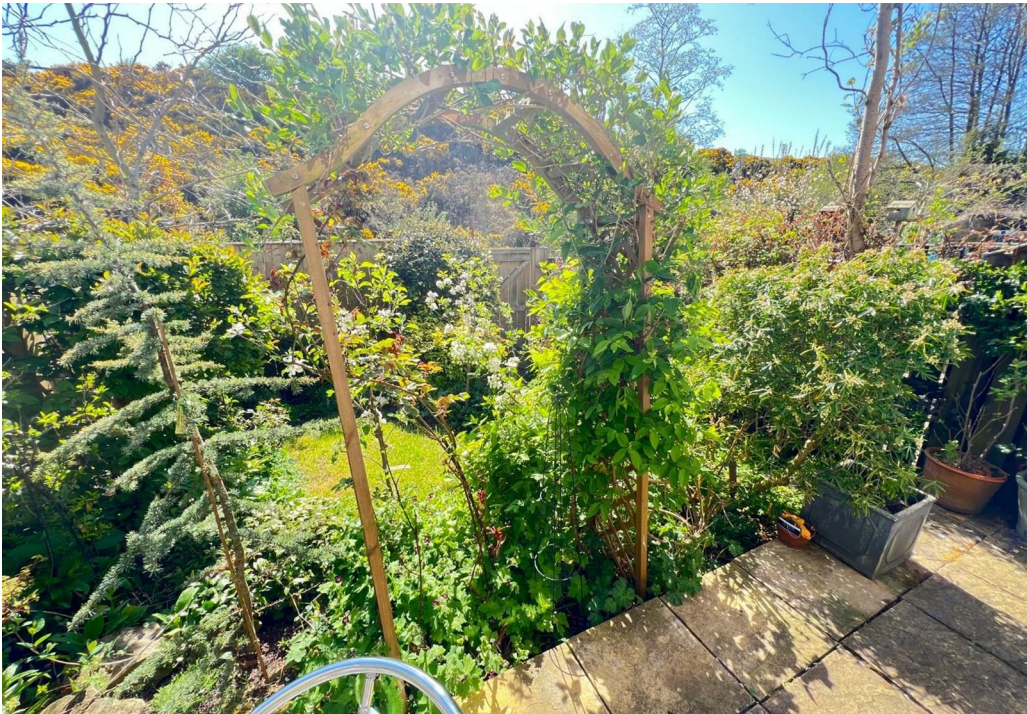












GROUND FLOOR

Entrance Hall

Lounge/Dining Room

17'4" x 12'10" maximum (5.29 x 3.93 maximum)

Kitchen

9'8" x 9'4" (2.97 x 2.86)

FIRST FLOOR

Landing

Bedroom 1

12'10" x 9'10" (3.93 x 3.01)

Bedroom 2

9'8" x 9'10" (2.97 x 3.01)

Bathroom

SECOND FLOOR

Loft Room/office/Occasional 3rd bedroom

16'2" x 14'10" (4.95 x 4.53)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Air Source Heat Pump

Broadband: Basic 12Mbps, Superfast 61 Mbps, Ultrafast 8500

Mobile Signal/Coverage: Poor

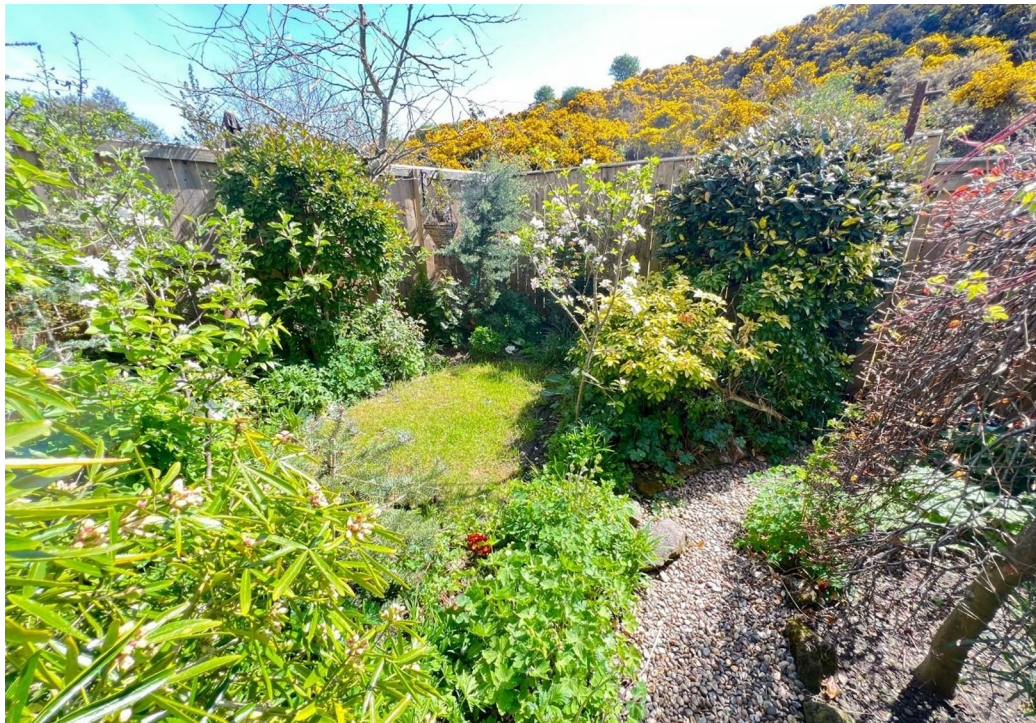
Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701 Min)

Flood Risk - Medium

Energy Rating: TBC

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 authorities. Robinsons cannot accept liability for any information provided.

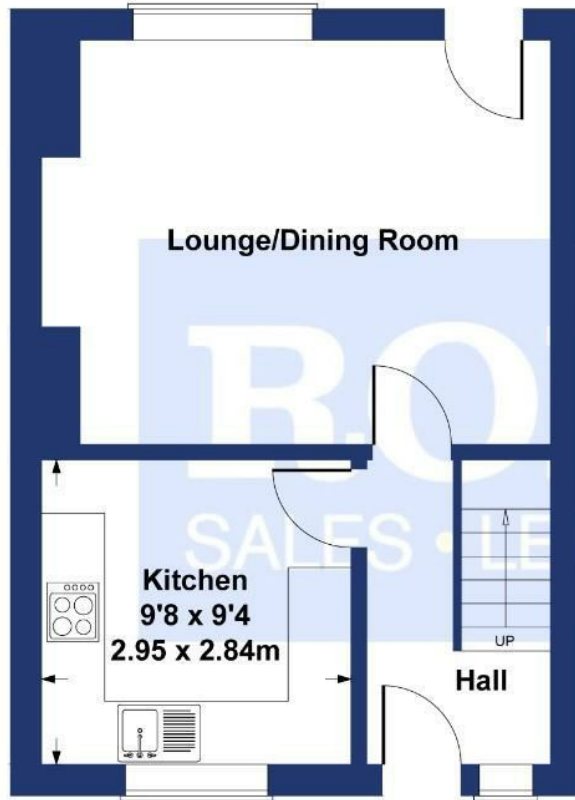


The Slack

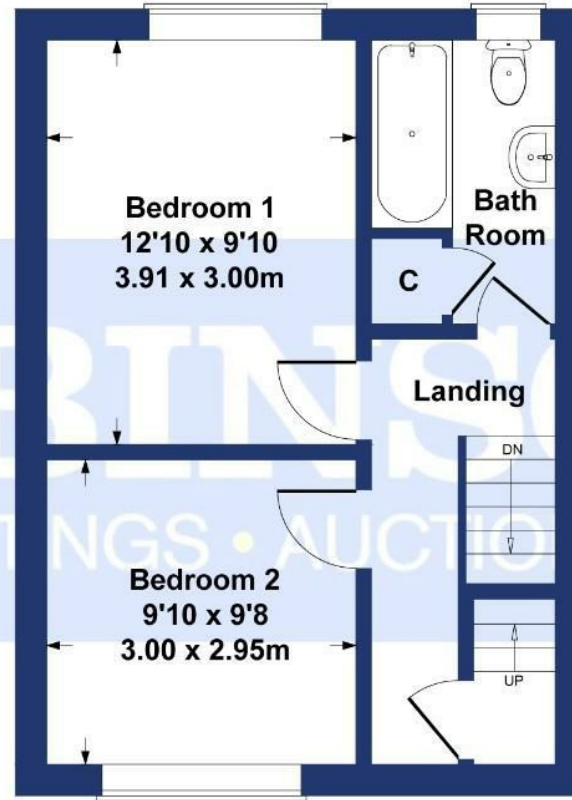
Approximate Gross Internal Area
983 sq ft - 91 sq m



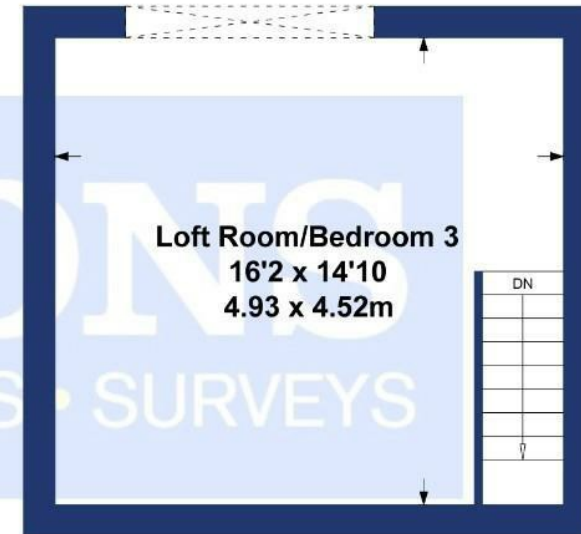
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



SECOND 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. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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