



Waltons Terrace, New Brancepeth, DH7 7ER
2 Bed - House - Mid Terrace
£95,000

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Waltons Terrace

New Bancepeth, DH7 7ER

No Upper Chain ** Well Presented ** Ideal Starter Home or Investment Buy-to-Let ** New Roof ** Outskirts of Durham ** Access to Good Road Links & Cycle Routes ** Double Glazing & GCH Via Combination Boiler **

The thoughtfully crafted floor layout includes an entrance vestibule, a generously sized living room with a striking fireplace, and an elegant open-plan kitchen and dining area. Upstairs, a landing connects to two double bedrooms and a contemporary bathroom/WC. Outside, the property features a low-maintenance raised gravel garden at the front, while the rear boasts a fully enclosed private yard, perfect for outdoor dining and entertaining, with gated access to the rear service lane.

The property is situated on the outskirts of New Bancepeth, which occupies a pleasant semi rural location yet lies close to a good range of local shops and amenities which are available within nearby Langley Moor, Brandon and Meadowfield, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which is a short drive. Barley Rise is also approximately 150 metres away from access to a network of countryside trails suitable for walking, mountain biking etc.









GROUND FLOOR

Entrance

Lounge

14'04 x 13'02 (4.37m x 4.01m)

Kitchen Diner

14'04 x 12'05 (4.37m x 3.78m)

FIRST FLOOR

Bedroom

13'02 x 9'08 (4.01m x 2.95m)

Bedroom

8'05 x 8'05 (2.57m x 2.57m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

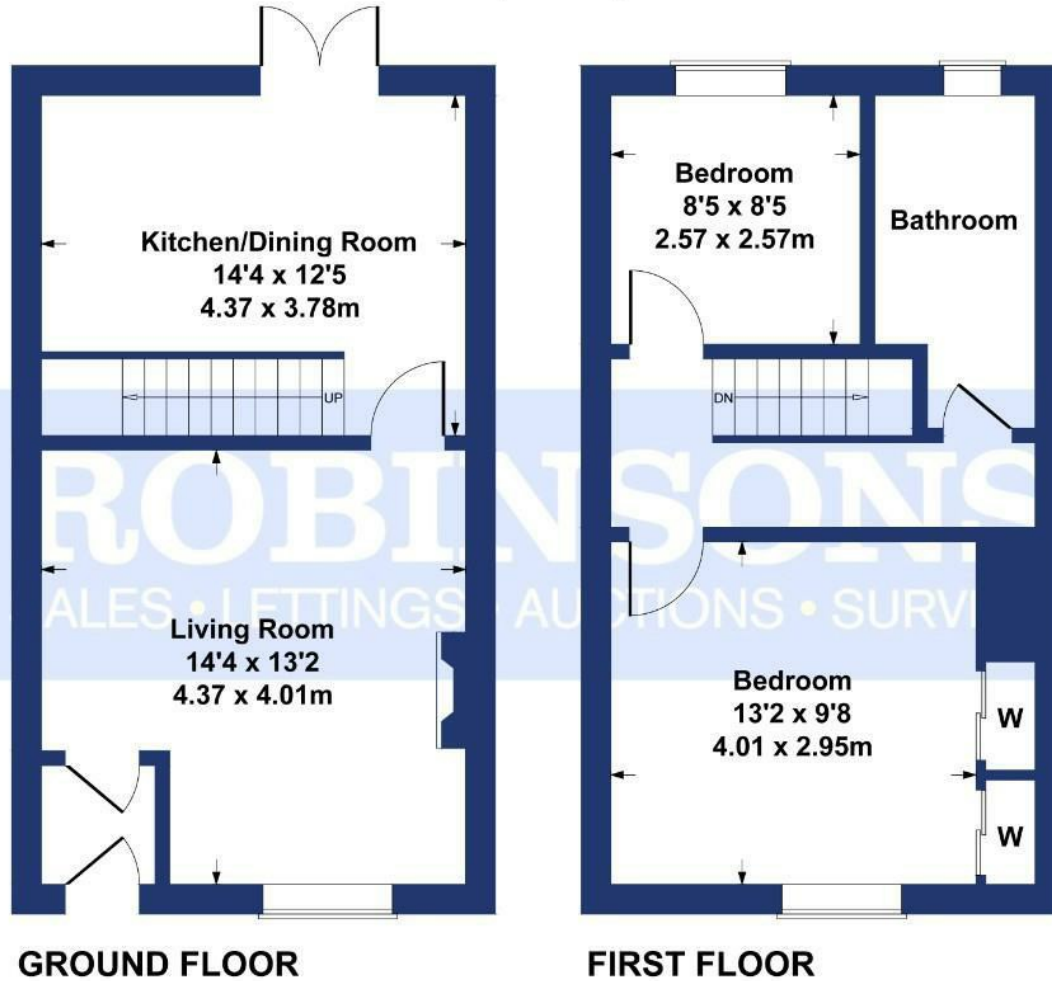
Council Tax: Durham County Council, Band A - Approx. £1621 p.a

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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Approximate Gross Internal Area
765 sq ft - 71 sq m



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 | | | |
| (82 plus) A | | | 88 |
| (81-81) B | | | |
| (69-80) C | | 73 | |
| (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 | |

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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