



**Western Lodge Cottages,
Whitesmocks, DH1 4LH
1 Bed - Cottage - Detached
O.I.R.O £155,000**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

IDEAL INVESTMENT OR PROFESSIONAL DWELLING **
PREVIOUSLY RENTED £825PCM / NEW RENT WILL BE
AROUND £950PCM ** QUIETLY TUCKED AWAY, YET CLOSE
ENOUGH TO DURHAM CITY & TRANSPORT LINKS * HIGHLY
REGARDED LOCATION ** WELL PRESENTED ** MODERN
KITCHEN ** GARAGE ** ELECTRIC HEATING & DOUBLE
GLAZING **

Briefly comprises: entrance hallway, comfortable lounge,
double bedroom, modern fitted kitchen, bathroom/wc.

Whitesmocks is a well established residential area which has
for many years proved to be extremely popular in demand. It is
situated on the outskirts of the immediate City Centre adjacent
to the A(167) Highway which provides good road links to other
regional centres. It is also handily placed for access to the
railway station, County Hall, Land Registry, University Hospital
of North Durham, as well as excellent well respected schools in
both the public and private sector.

Entrance Hallway

Lounge / Diner

16'1 x 11'6 (4.90m x 3.51m)

Kitchen

12'5 x 7'8 (3.78m x 2.34m)

Bedroom

11'6 x 10'7 (3.51m x 3.23m)

Bathroom

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 11Mbps, Superfast 50Mbps, Ultrafast
9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Western Lodge Cottages

Approximate Gross Internal Area

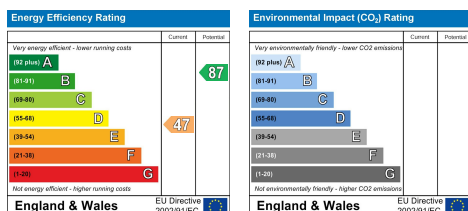
461 sq ft - 43 sq m



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. 2019



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk