

Western Lodge Cottages, Whitesmocks, DH1 4LH 1 Bed - Cottage Offers Over £129,950 ROBINSONS SALES • LETTINGS • AUCTIONS • SURVEYS

IDEAL INVESTMENT OR PROFESSIONAL DWELLING \*\* CURRENTLY UP FOR LET £695 PCM \*\* 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.

The property previously had planning permission. Planning application number DM/17/03865/FPA - https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P06VCBGDINV00







### **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

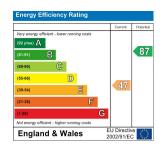
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# Western Lodge Cottages

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.

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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.





