



Front Street, Croxdale, DH6 5HY
3 Bed - House - Mid Terrace
£114,950

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Front Street, Croxdale, DH6 5HY

We are delighted to offer to the market this very well presented and improved, Grade II listed, THREE BEDROOMED MID TERRACED HOME. The current owners have recently improved the property, fitting new UPVC double glazing throughout, new front and rear external doors, well presented bathroom, quality fixtures and fittings, tastefully decorated throughout. It is also warmed by gas central heating. The property would be an ideal purchase for first time buyers or small families. The property is ideally located being close to local amenities, bus routes and schooling. Croxdale is also approx. 10 minute drive from Durham City centre itself. An internal viewing comes highly recommended to fully appreciate this well presented home.

The floor plan briefly comprises of: entrance, lounge/dining room, kitchen and to the first floor there are three good sized bedrooms and a family bathroom. Outside to the front of the property there is an enclosed garden with gated access and to the rear, there is an easy to maintain yard.

EPC Rating C
Council Tax Band A

Lounge

16'5 x 15'9 max points (5.00m x 4.80m max points)

Stylish flooring, shutter blinds, radiator, uPVC window, gas fire and surround, feature radiator, storage cupboard.

Kitchen/Diner

12'7 x 10'9 max points (3.84m x 3.28m max points)

White wall and base units, ceramic sink with mixer tap and drainer, plumbed for washing machine, electric gas cooker points, space for fridge freezer and dining room table, feature radiator, uPVC window with shutter blinds, stairs to the first floor.

Landing

Access to loft space via a retractable ladder which is part boarded.

Bedroom One

12'1 x 8'1 max points (3.68m x 2.46m max points)

Fitted wardrobes, radiator, uPVC window, quality flooring,

Bedroom Two

12'0 x 8'2 max points (3.66m x 2.49m max points)

UPVC window, radiator, quality flooring.

Bedroom Three

9'0 x 7'6 (2.74m x 2.29m)

UPVC window, radiator, quality flooring.

Bathroom

7'8 x 6'8 (2.34m x 2.03m)

White panelled bath with shower over, wash hand basin, w/c, tiled splashbacks, hand towel radiator, uPVC window.

Externally

To the front elevation, there is a good sized garden and patio. While to the rear, there is a easy to maintain yard.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 6 Mbps -Superfast 80 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,444.37 p.a
Energy Rating: C

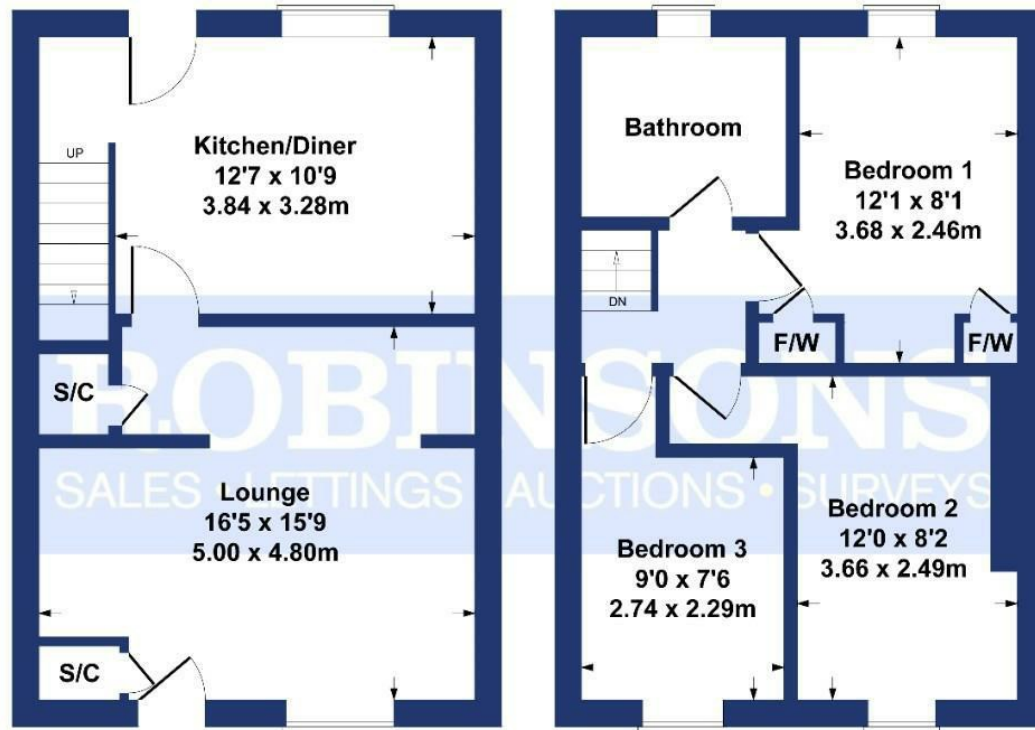
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Front Street Croxdale

Approximate Gross Internal Area
795 sq ft - 74 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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

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.