



Front Street, Tudhoe Colliery, DL16 6TJ
 2 Bed - House - Mid Terrace
 £95,000

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market an ideal opportunity for a young couple or first time buyer to purchase a lovely and well presented TWO BEDROOM MID TERRACE HOUSE. Located on the Front Street in Tudhoe, a popular residential area within easy walking distance of local shops, schools and bus services. Presented in good decorative order throughout, it has the benefit of GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, OPEN PLAN KITCHEN/DINER and a MODERN SHOWER ROOM. VIEWING are HIGHLY RECOMMENDED to avoid any disappointment.

The accommodation briefly comprises of; entrance, vestibule, LOUNGE, KITCHEN/DINING ROOM, REAR LOBBY, SHOWER ROOM/W/C . To the first floor there are TWO DOUBLE BEDROOMS and a useful study. Externally to the front elevation the property benefit of a easy to maintain front forecourt, an ENCLOSED YARD to the REAR with useful storage sheds and overs looks a open field. Again early viewings are highly recommended. The accommodation in detail comprises of;

EPC D
Council Tax Band A

Lounge
15'4 x 11'9 max points (4.67m x 3.58m max points)
UPVC window, radiator, electric fire and surround.

Kitchen/Diner
15'4 x 14'8 (4.67m x 4.47m)
Wall and base units, stainless steel sink with mixer tap and drainer, gas cooker point, plumbed for washing machine, space for american fridge freezer, uPVC window, radiator, stunning tiled flooring, space for dining room table, tiled splashbacks, extractor fan, storage cupboard.

Inner Hall
Tiled flooring, stairs to first floor, access to bathroom and rear garden.

Shower Room
Large shower cubicle, wash hand basin, W/C, uPVC window, extractor fan, tiled flooring and splashbacks.

Landing
Access to bedrooms.

Bedroom One
15'1 x 12'3 (4.60m x 3.73m)
UPVC window, radiator, airing cupboard, lovely outlook.

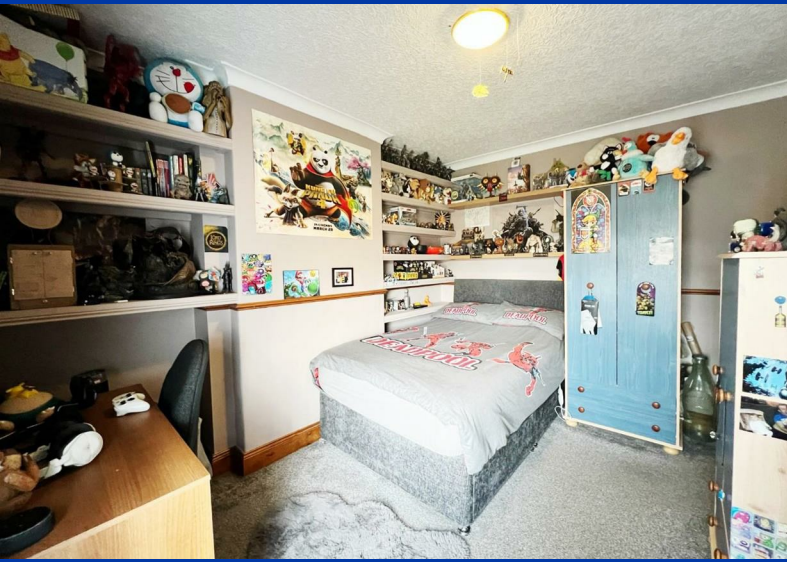
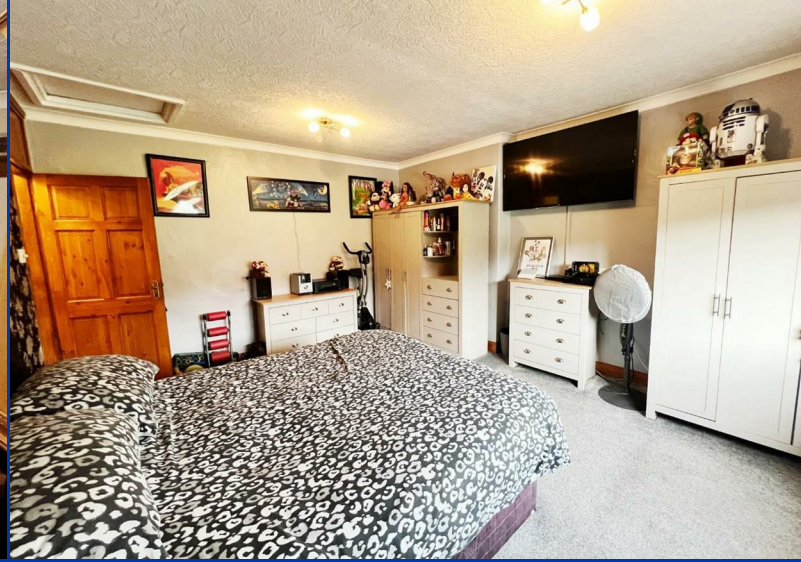
Bedroom Two
11'9 x 9'3 (3.58m x 2.82m)
UPVC window, radiator.

Study
11'8 x 6'1 (3.56m x 1.85m)
UPVC window, radiator.

Externally
To the front elevation, there is an easy to maintain garden. While to the rear there is an enclosed yard with a useful storage shed and a brick store.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 9000Mbps *
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,627.87p.a
Energy Rating: D

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

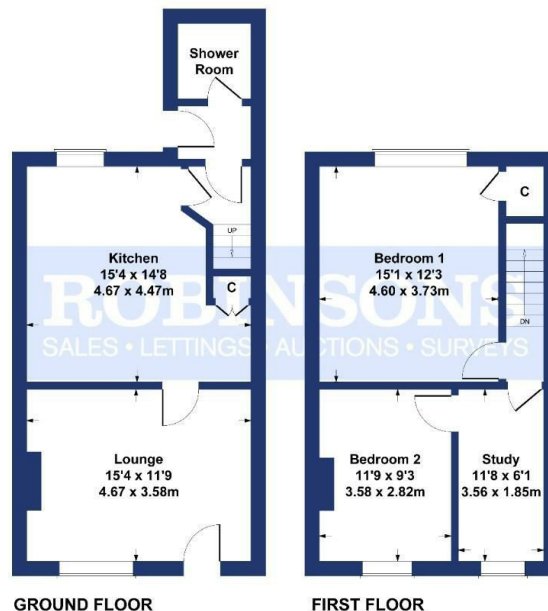
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Front Street
Approximate Gross Internal Area
877 sq ft - 81 sq m



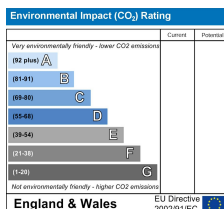
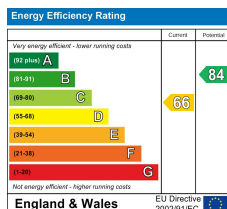
GROUND FLOOR

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



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@robinsonsspennymoor.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

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk