



, Wearhead, DL13 1DY  
3 Bed - House - Semi-Detached  
£290,000

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## Wearhead, DL13 1DY

\* LARGE THREE BEDROOM HOME \* AMPLE OFF ROAD PARKING AND GARAGE \* REAR GARDEN AND COUNTRYSIDE VIEWS \* SPACIOUS FAMILY HOME \* POPULAR VILLAGE LOCATION \*

We are delighted to bring to the sales market this stone built three bedroom semi-detached house which sits on a generous size plot with ample off road parking and garage and a rear garden. The property is warmed by oil central heating and has double glazed windows.

The internal accommodation comprises; entrance vestibule, hallway with staircase to the first floor landing. Lounge with bay window to the front aspect. Dining room with windows to rear and side aspect. Kitchen which is well fitted with a range of wall, base and drawer units and space for appliances. Utility room which gives access to the rear garden.

To the first floor there are three bedrooms, a family bathroom and separate WC. There are two loft hatches giving access to the attic which has been boarded and has electric power points.

Outside to the front of the property there is a gravelled parking area allowing off road parking for several cars and leads to the garage. At the rear there is a well stocked garden with three patio area and two outbuildings. The garden enjoys pleasant countryside views.

Wearhead is a popular village in upper Weardale 'An area of outstanding natural beauty' and is surrounded by an abundance of countryside views and walks. It is on a bus route and gives access to neighbouring towns and villages, including St Johns Chapel and Stanhope.

Please contact Robinsons for further information.



















### Agents Notes

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil central heating

Tenure: Freehold

EPC Rating: F

Durham Council Tax Band: C

Annual Price:

£1,959 (min)

Broadband

Basic

17 Mbps

Superfast

43 Mbps

Mobile Signal: Poor/Good

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 and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



# Westville Wearhead

Approximate Gross Internal Area  
1968 sq ft - 183 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			83
(61-81) B			
(49-60) C			
(35-48) D			
(23-34) E			
(13-22) F		30	
(1-12) 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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