



East End, Wolsingham, DL13 3JT
2 Bed - House - Mid Terrace
£185,000

ROBINSONS
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East End Wolsingham, DL13 3JT

* NO FORWARD CHAIN * COUNTRY COTTAGE * FIRST FLOOR BALCONY * ENCLOSED REAR YARD * GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS * WALKING DISTANCE TO SHOPPING FACILITIES AND BUS LINKS *

Welcome to this charming, stone built cottage, located in the desirable East End of Wolsingham village. This delightful property boasts a cosy cottage feel throughout and has two open plan reception rooms, two inviting bedrooms, and a well-appointed bathroom, offering comfortable living spaces for you to enjoy. The property is warmed by a gas combination boiler and has double glazed windows.

As you step inside, you'll be greeted by the character and warmth of this attractive property, including exposed stone internal walls and a inglenook fireplace. To the first floor there is a balcony which provides a lovely spot to relax and take in the views of the surrounding area and overlooks the rear yard.

The internal accommodation comprises; entrance vestibule with staircase to the first floor landing. Spacious lounge which leads to the dining room, both having ample space for furniture. Kitchen which has a range of storage units and integrated appliances, including fridge and freezer, dishwasher, washing machine, hob and oven. French doors open to give access to the rear yard.

To the first floor there are two spacious bedrooms, the main bedroom situated to the front has a built in wardrobe. The second bedroom is located to the rear of the house and has French doors opening to the balcony area.

Outside the cottage has a enclosed garden to the front. while to the rear there is a enclosed yard which offers a private outdoor space for seating.

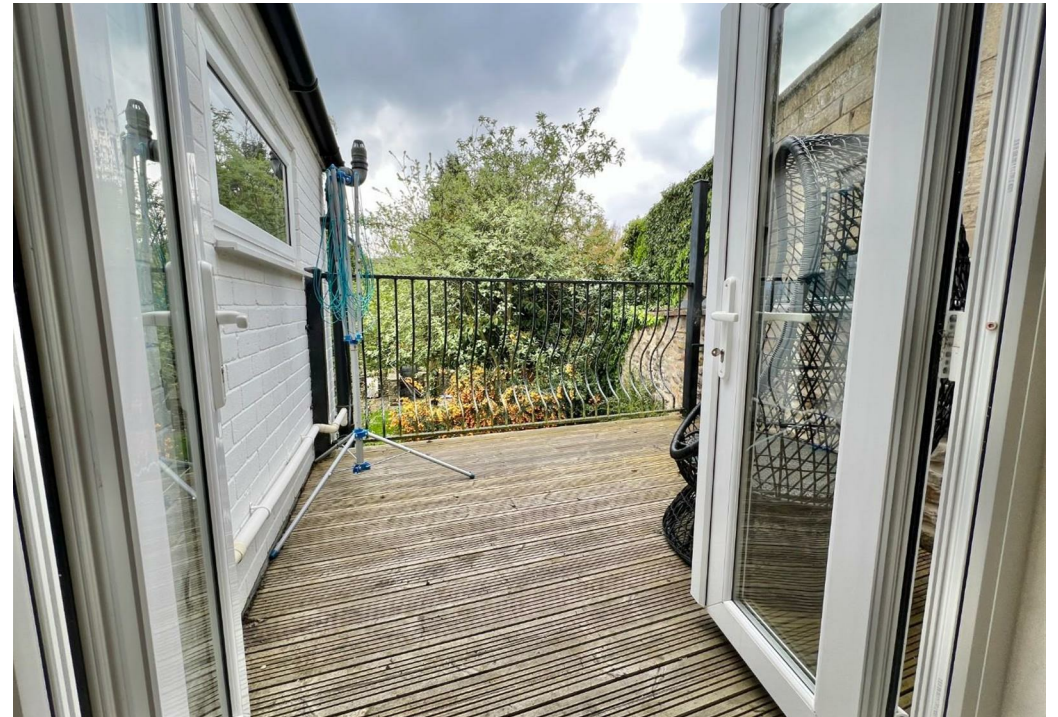
Wolsingham is a desirable village in Weardale and has a range of everyday shopping amenities, including a butchers, bakers, restaurants and public house. It's surrounded by an abundance of countryside views and walking routes.

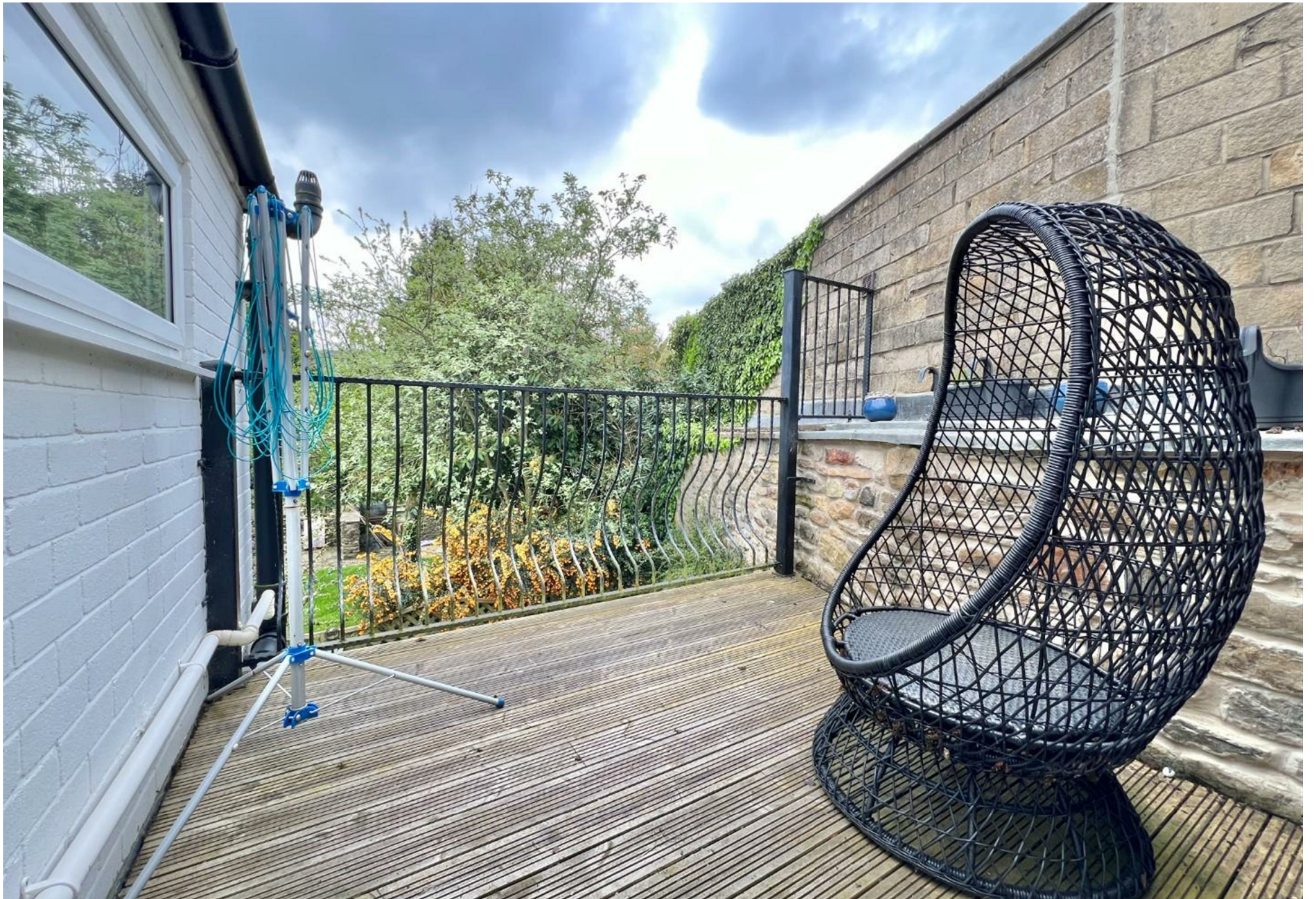
Contact Robinsons to arrange your internal viewing.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: C

Annual Price: £2,161

Broadband

Basic

3 Mbps

Superfast

80 Mbps

Mobile Signal: Average/Good

Disclaimer

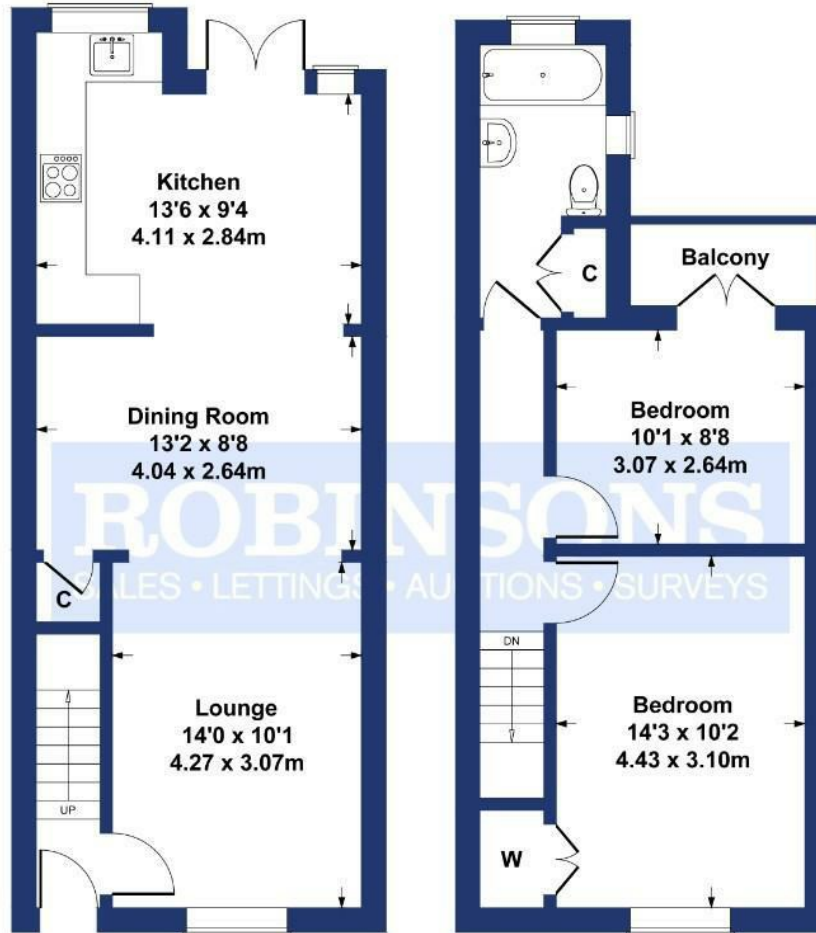
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided





East End Wolsingham

Approximate Gross Internal Area
815 sq ft - 76 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		84
(81-91)	B		
(69-80)	C		
(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	

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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