



North Bitchburn Terrace, North Bitchburn, DL15 8AL  
2 Bed - House - Mid Terrace  
£155,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# North Bitchburn Terrace

## North Bitchburn, DL15 8AL

\* NO FORWARD CHAIN \* RECENTLY REFURBISHED \* OFF ROAD PARKING AND ENCLOSED GARDENS \* TWO DOUBLE BEDROOMS WITH EN-SUITE'S \* VIEWING HIGHLY RECOMMENDED \*

Robinsons have the pleasure of offering to the sales market, with no forward chain this beautifully presented two bedroom cottage. The house has recently undergone a refurbishment and has been finished to a high standard throughout. Some of the refurbishment works include re-fitted kitchen and shower rooms, electric re-wire and attractive decoration and flooring throughout.

One of the stand out features of this property is the off road parking at the rear and is large enough for at least two vehicles. The property is warmed by oil central heating and has double glazed windows throughout.

The internal accommodation comprises; entrance vestibule which leads to the lounge with archway leading to a dining room. Kitchen which is fitted with a contemporary range of wall, base and drawer units with integral hob and oven, fridge, freezer and dishwasher. Useful utility room with space for washing machine and tumble dryer, cloakroom/WC.

To the first floor there are two double bedrooms, both having their own en-suite shower rooms.

Outside the property has an garden to the front and enclosed yard directly to the rear which has been designed for easy maintenance and is enclosed with gated access.

Over the rear lane is a further garden area with a gravelled hard standing allowing space for off road parking.

The property located in the popular village of North Bitchburn and has a pleasant outlook to both the front and rear aspects. The village is conveniently positioned being within walking distance of Howden Le Wear which has a primary school, village shop and petrol station. Other towns including Crook and Bishop Auckland are just a short driving distance away and have a wide range of shopping amenities.

Contact Robinsons for further information and to arrange an internal viewing.













### Agents Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Oil central heating  
EPC Rating: D  
Tenure: Freehold

Durham Council Tax Band: A  
Annual Price: £1,621  
Broadband  
Basic  
22 Mbps  
Ultrafast  
1000 Mbps  
Mobile Signal: Average

### Disclaimer

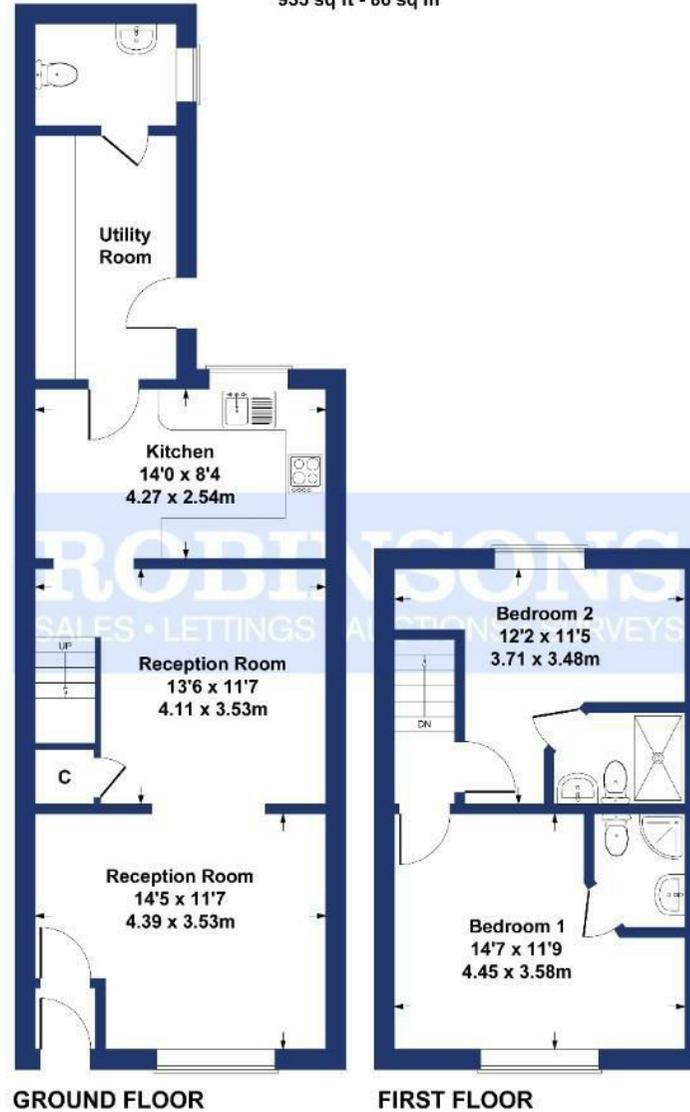
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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





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Approximate Gross Internal Area  
935 sq ft - 86 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(61-81) B			
(69-80) C			
(55-68) D		59	
(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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