



**West End, Wolsingham, DL13 3AP**  
**4 Bed - House - Mid Terrace**  
**Offers Over £180,000**

**ROBINSONS**  
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\* HUGE AMOUNT OF POTENTIAL \*

Robinsons have the pleasure of offering to the sales market this large stone built house, located on West End, Wolsingham. This property requires renovation and has a huge amount of potential to become a delightful home. The property is located in the centre of the village and over looks Wolsingham park and is within walking distance of amenities and bus links.

The property accommodation is spread across three floors and has a garden to the rear, the owner has advised Robinsons that planning permission has been approved for a four bedroom house.

Wolsingham is a very 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 and is within a short driving distance of Durham City Centre and other towns, including Bishop Auckland and Crook.

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

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: None

EPC Rating:

Tenure: Freehold

Durham Council Tax Band: B

Annual Price: £1,891

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.



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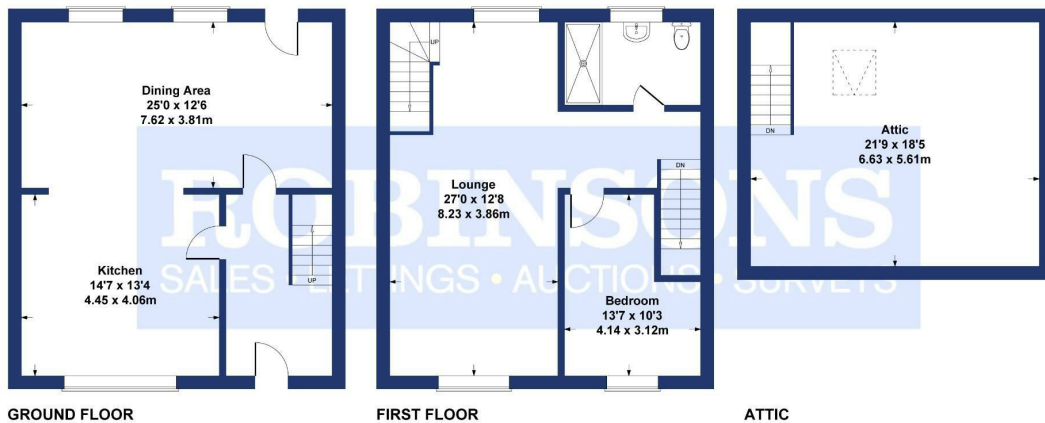
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Strategic Marketing Plan

Dedicated Property Manager

## West End Wolsingham

Approximate Gross Internal Area  
1649 sq ft - 153 sq m



GROUND FLOOR

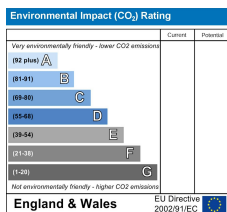
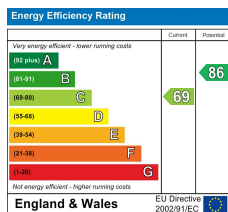
FIRST FLOOR

ATTIC

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)

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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@robinsonsspenny Moor.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.



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Royal Corner, Crook, County Durham, DL15 9UA | Tel: 01388763477 | info@robinsonscrook.co.uk

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