



West View, East Hedley Hope, DL13 4PT
2 Bed - House - Mid Terrace
O.I.R.O £145,000

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West View

East Hedley Hope, DL13 4PT

Robinsons are pleased to offer for sale this delightful two-bedroom cottage, nestled in the picturesque hamlet of East Hedley Hope. The property has been tastefully renovated in recent years, featuring high-quality fixtures and fittings that enhance its charming country cottage character.

Heating is provided by electric radiators and solar panels, with the addition of a solid fuel stove. Both the kitchen and bathroom have been re-fitted.

The ground floor accommodation consists of a spacious lounge with an inglenook fireplace and solid fuel stove, as well as a kitchen/dining room equipped with a variety of wall and base units, along with a separate utility area.

On the first floor, there are two double bedrooms, with the master bedroom offering generous fitted wardrobe space. The bathroom has been upgraded with a modern three-piece suite, including a bath with an overhead shower and screen.

Outside, the property boasts private front and rear gardens, and also includes a versatile garage/workshop.

Situated just 9 miles from Durham City Centre, the cottage enjoys beautiful countryside and woodland views, while benefiting from excellent road links to nearby villages, which provide a variety of amenities and regular transport services.

For more details or to arrange a viewing, please contact Robinsons.











GROUND FLOOR

Lounge

16'0" x 15'1" (4.9 x 4.6)

Dining Kitchen

15'5" x 8'10" (4.7 x 2.7)

Utility

10'2" x 4'11" (3.1 x 1.5)

FIRST FLOOR

Landing

Bedroom

14'9" x 10'2" to wardrobes (4.5 x 3.1 to wardrobes)

Bedroom

9'10" x 9'6" (3 x 2.9)

Bathroom

9'6" x 5'6" (2.9 x 1.7)

Agent's Notes

Electricity Supply: Mains and solar panels

Water Supply: Mains

Sewerage: Mains

Heating: Electric and solid fuel

Broadband: Basic 6 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average/Poor

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

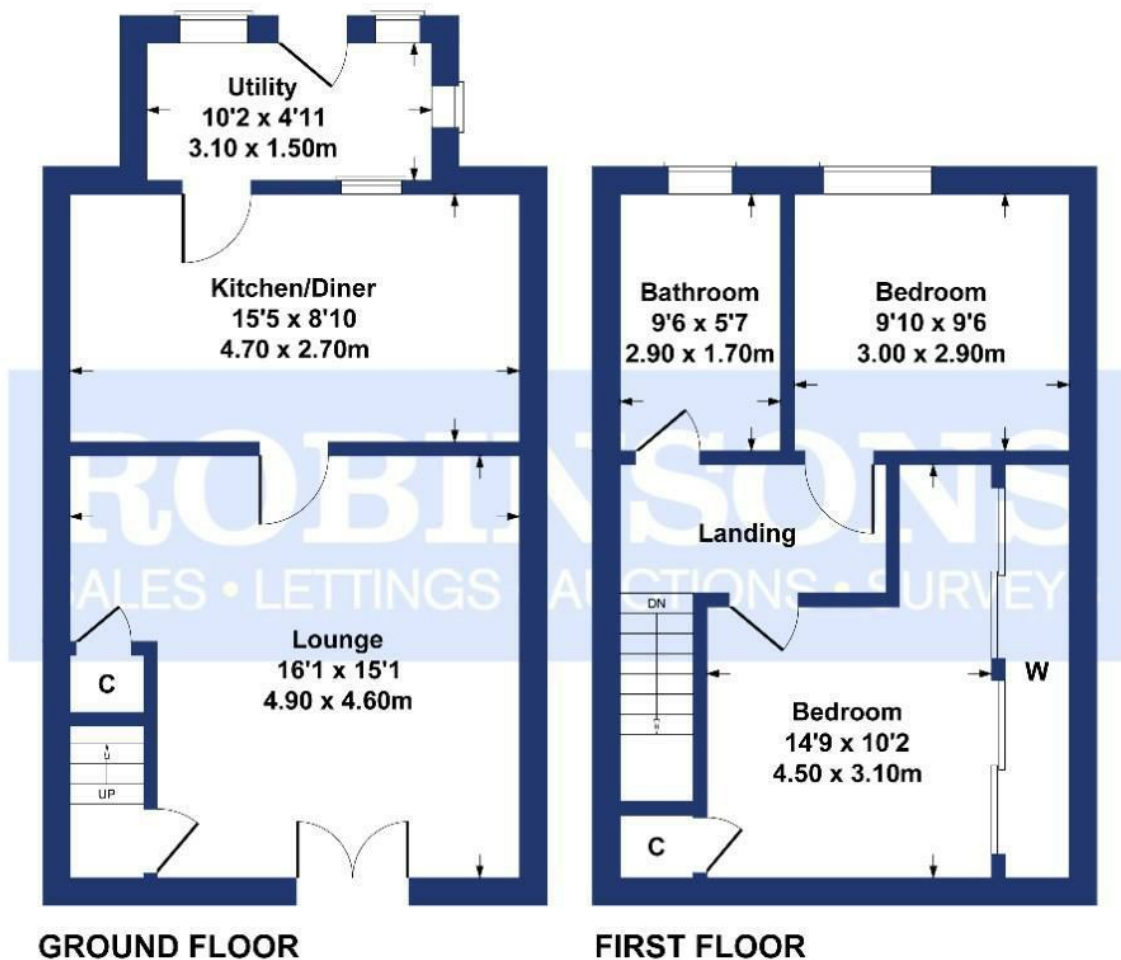
Energy Rating: F



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.

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Approximate Gross Internal Area
840 sq ft - 78 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(39-60) C		71
(13-54) D		
(8-38) E	38	
(1-7) F		
(0-3) 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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