



Woodfield Hill, DL15 9NU
2 Bed - Bungalow - Detached
£185,000

ROBINSONS
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Woodfield Hill , DL15 9NU

* NO FORWARD CHAIN *

Robinsons have the pleasure of bringing to the sales market, with the benefit of no forward chain, this well presented and improved two bedroom detached bungalow. In recent years the property has undergone a programme of refurbishment, and has been finished to a good standard. The bungalow is warmed by a gas combination boiler and has UPVC double glazed windows.

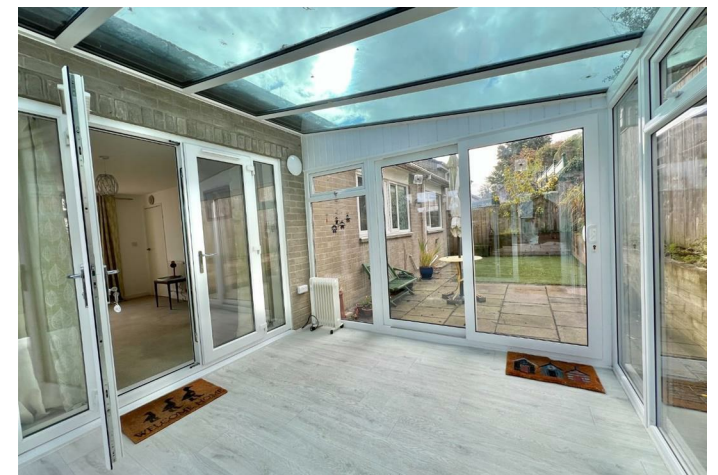
The refurbishment works include, electric re-wire; new gas central heating system; new kitchen, bathroom and separate shower room; sun room extension added to the rear and landscaped gardens, including ramp access to the front, ideal for wheelchair use.

The bungalow is located in the ever popular Woodfield Hill area of Crook, located just off High West Road. There are two bus stops within strolling distance of the property that give access to Crook town centre, which has a wide range of everyday shopping amenities, local businesses including cafes and restaurants and health care facilities.

The internal accommodation comprises: welcoming hallway which leads to the kitchen, with a range of wall, base and drawer units with space for appliances. Lounge with large window to the front aspect which allows an abundance of natural light into the room and has a pleasant outlook. Sun room extension to the rear with views over the rear garden. Two bedrooms, bathroom with three piece suite, including bath with shower attachment over and separate shower room with walk-in shower enclosure.

Outside the property has landscaped gardens to both front and rear which have been designed for easy maintenance. Driveway and garage to the side of the bungalow, which is currently being used as a utility room with a wash basin and stud wall in front of the garage door, which could easily be removed to allow a car to be parked inside.

We highly recommend an internal viewing to fully appreciate this property, please contact Robinsons to arrange yours.













Agents Notes

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

Durham Council Tax Band: B
Annual Price: £1,891
Broadband
Basic 8 Mbps
Superfast 80 Mbps
Mobile Signal: Average/Good

Disclaimer

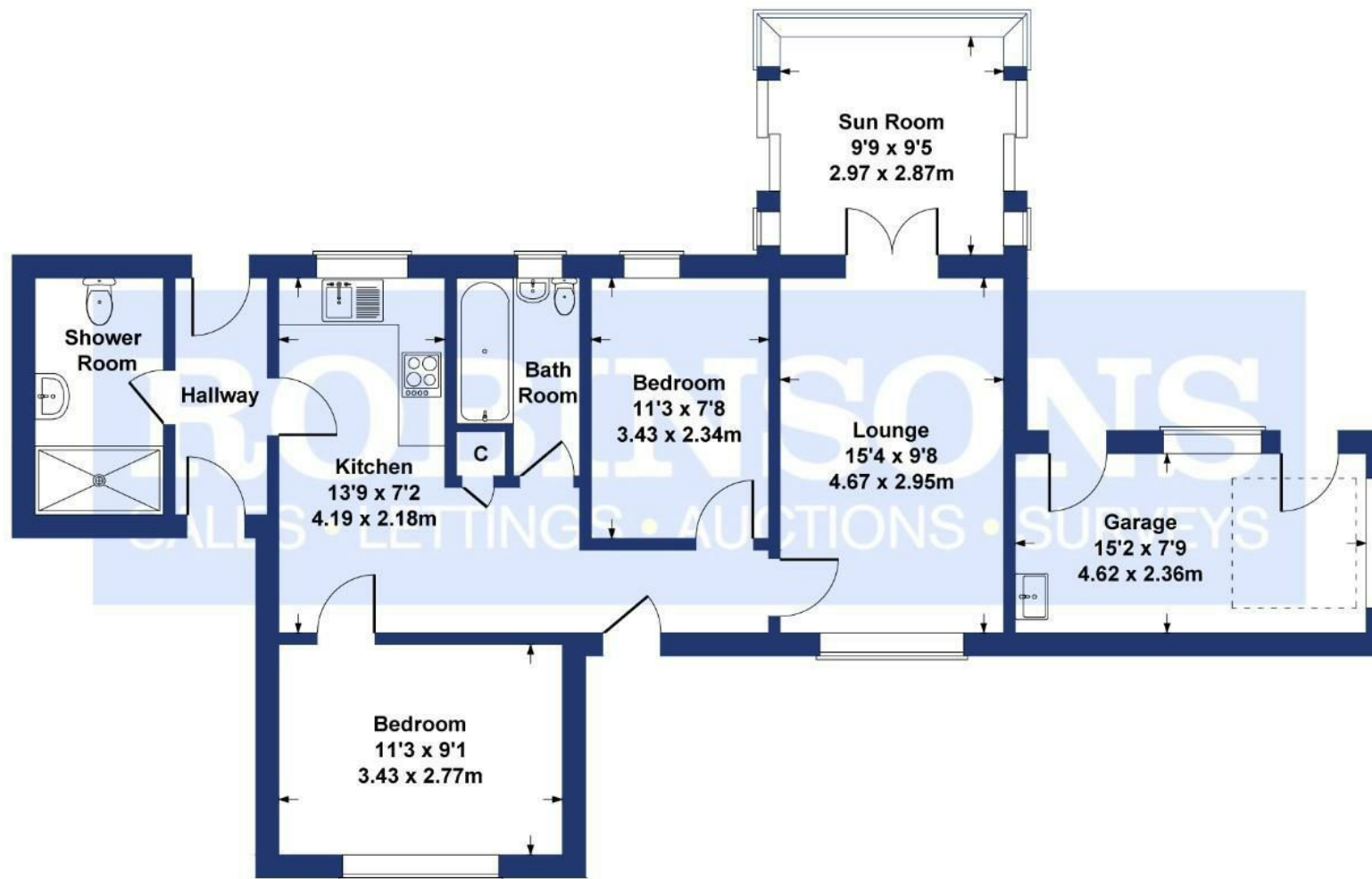
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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





A Woodfield Hill Crook

Approximate Gross Internal Area
928 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			84
(81-81) 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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