



Penny Lane, Satley, DL13 4BL  
3 Bed - House - Mid Terrace  
Offers Over £275,000

**ROBINSONS**  
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\* BEAUTIFULLY PRESENTED \* ACCOMODATION OVER THREE FLOORS \* RE-FITTED KITCHEN AND SHOWER ROOM \* OFF ROAD PARKING \* LANDSCAPED REAR GARDEN \* SOUGHT AFTER VILLAGE \*

We have the pleasure of offering to the sales market this charming three bedroom stone built cottage which is situated in a small cul-de-sac development in the ever popular village of Satley. The house was built in the year 2008 and has since been upgraded both internally and externally with re-fitted kitchen and bathrooms, contemporary decoration and flooring throughout and a well designed landscaped rear garden. The house is warmed by gas central heating via a combination boiler and has double glazed windows.

The internal accommodation comprises; entrance hallway with space for coat and boots storage and staircase to the first floor landing. Open plan lounge dining room with seating and dining areas and window to front aspect. Re-fitted kitchen with a range of high quality grey gloss wall, base and drawer units with integrated appliances including; oven and microwave, induction hob with extractor hood above, dishwasher and automatic washing machine, space for fridge/freezer and large walk-in storage cupboard.

To the first floor there are two double bedrooms, the main having a en-suite shower room with shower cubicle with mains shower above. Family shower room with a three piece suite, including a walk in shower enclosure with mains waterfall shower above.

A staircase leads to the second floor which has a landing area with large storage cupboard and a good size double bedroom.

Outside to the front there is a driveway allowing off road parking. At the rear there is an enclosed garden which have been beautifully landscaped with porcelain tiled patio area with pleasant outlook and good degree of privacy not being directly over looked.

#### LOCATION

Penny Lane is situated in the centre of Satley, which is a popular and well-regarded rural village and has a small range of local facilities.

It is situated approximately 6.5 miles south of Consett, 12 miles west of Durham and 19 miles south-west of Newcastle and within the school catchment area of Wolsingham and Lanchester.

#### VIEWINGS

An internal viewing comes highly recommended and are by appointment only. Please contact Robinsons to arrange yours.

#### Agents Notes

Agents Notes  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating

Tenure: Freehold  
EPC Rating: C

Durham Council Tax Band: C  
Annual Price:  
£1,959 (min)  
Broadband  
Basic  
3 Mbps  
Superfast  
79 Mbps  
Mobile Signal: Poor/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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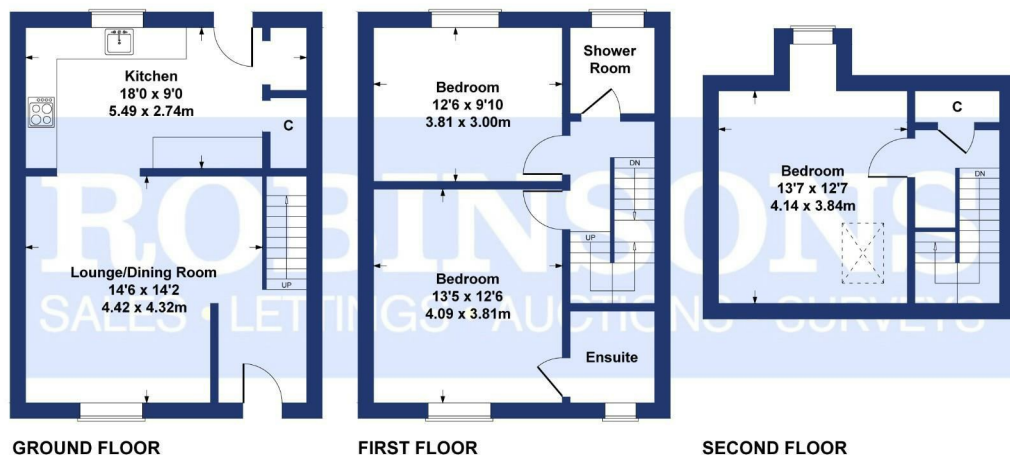
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## Cherry Cottage, Penny Lane, Satley

Approximate Gross Internal Area  
1118 sq ft - 104 sq m



GROUND FLOOR

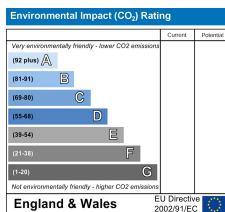
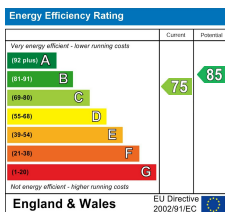
FIRST FLOOR

SECOND 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. 2023



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