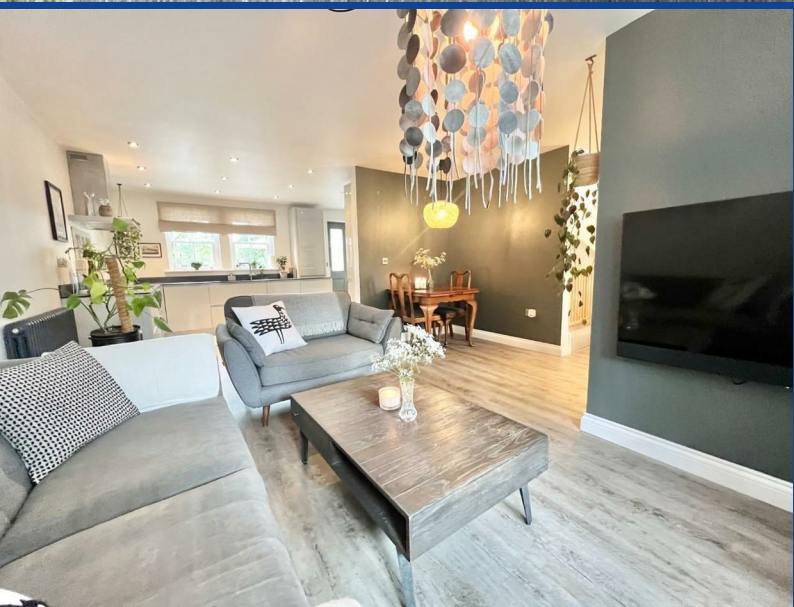




Penny Lane, Satley, DL13 4BL
3 Bed - House - Mid Terrace
Offers Over £275,000

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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:

£2268.00

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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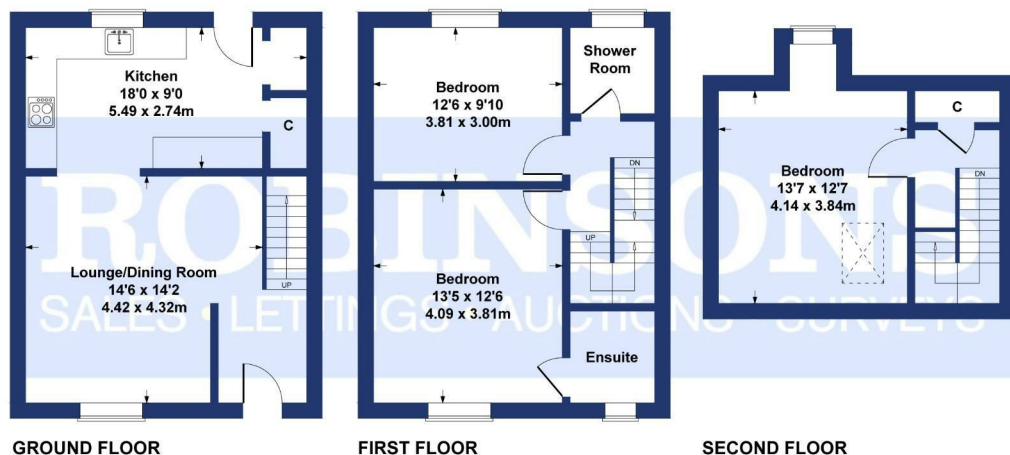
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		75	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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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