



Western Hill, Frosterley, DL13 2RW  
3 Bed - House - Mid Terrace  
£199,950

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## Western Hill Frosterley, DL13 2RW

\* DOUBLE GARAGE \* REAR GARDEN \* OPEN PLAN KITCHEN/DINING ROOM \* GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS \* SOUGHT AFTER WEARDALE VILLAGE \*

Welcome to this charming property located in the desirable village of Frosterley, Weardale. Situated on Western Hill with a pleasant outlook, this lovely house benefits from a double garage with ample off-road parking, and gardens. The house is warmed by a gas combination boiler and has UPVC double glazed windows. One of the stand out features of this house is the impressive open plan kitchen/dining room which is fitted with a range of contemporary kitchen units and ample space for dining table.

The internal accommodation comprises; entrance hallway, lounge with bay window to the front aspect. Open plan kitchen/dining room which is fitted with a range of wall, base and drawer units with integrated fridge/freezer and space for range cooker and dining table, patio doors to the rear garden and large storage cupboard which has space and plumbing for the washing machine.

To the first floor there are three bedrooms and a bathroom with three piece suite.

Outside there is a enclosed forecourt garden to the front. At there rear there is a large garden which is mainly laid to lawn. The double garage and driveway are also located at the rear.

Whether you're looking to relax in the peaceful surroundings of Frosterley or explore the beauty of Weardale, this property provides the perfect opportunity to enjoy village life. Frosterley has a primary school, secondary schooling is in nearby village of Wolsingham, grocery store, public house, and it is on a regular bus route.

Please contact Robinsons for further information or to arrange an internal viewing.























### 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: £1,984.00  
Broadband  
Basic  
15 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



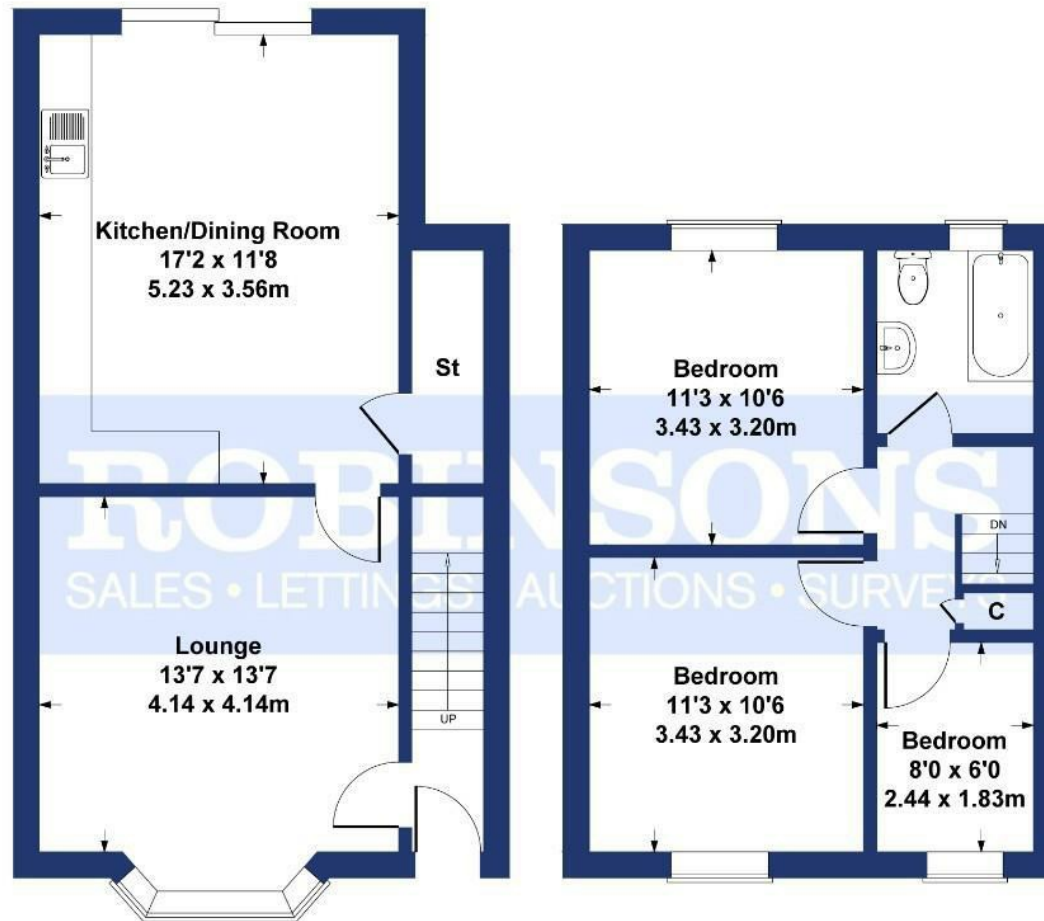






# Western Hill Frosterley

Approximate Gross Internal Area  
905 sq ft - 84 sq m




**GROUND FLOOR**

**FIRST 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>64</b>		
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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