



Westfield, Frosterley, DL13 2QQ
3 Bed - House - Semi-Detached
Offers Over £140,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Westfield Frosterley, DL13 2QQ

* NO FORWARD CHAIN * TWO RECEPTION ROOMS * GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS * POPULAR VILLAGE LOCATION *

Located in the pleasant Weardale village of Frosterley, Robinsons are delighted to offer to the sales market, with the benefit of no forward chain this three bedroom semi-detached house. The property is well presented throughout and benefits from two reception rooms, three spacious bedrooms and is warmed by a gas combination boiler and has UPVC double glazed windows. In recent years a new roof was fitted.

The property should prove to be a fantastic family home and the internal accommodation comprises; entrance hallway with storage cupboards and staircase to the first floor landing. Two reception rooms which have ample space for dining and seating furniture. Re-fitted kitchen with space for appliances.

The first floor landing which has further storage cupboards gives access to the three spacious bedrooms, bathroom and separate WC.

Outside the house has enclosed gardens to both front and rear which are mainly laid to lawn. The house may have potential for off road parking and garage, as neighbouring properties do.

Frosterley is a popular village in Weardale and is surrounded by an abundance of countryside views and walks, including the river Wear which is a short walk away and has beautiful countryside views. The village has a primary school, grocery store, and a local country pub. It is on a regular bus route giving access to neighbouring towns and villages including, Stanhope, Wolsingham and Crook which has a wider range of amenities.

Contact Robinsons for further information and to arrange an internal viewing.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: C

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

19 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.



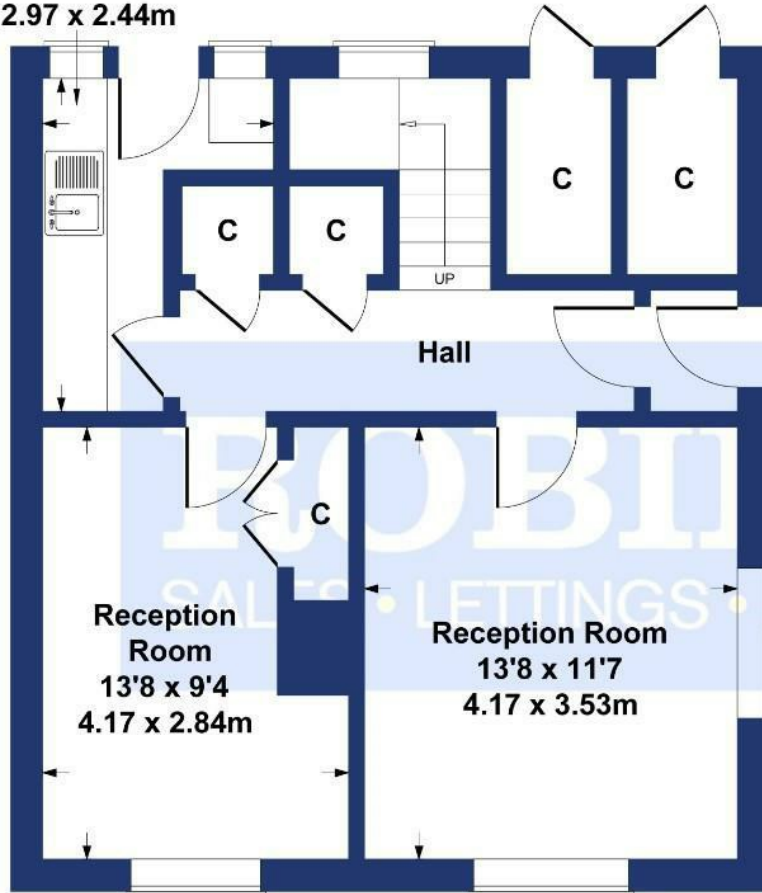


Westfield Frosterley

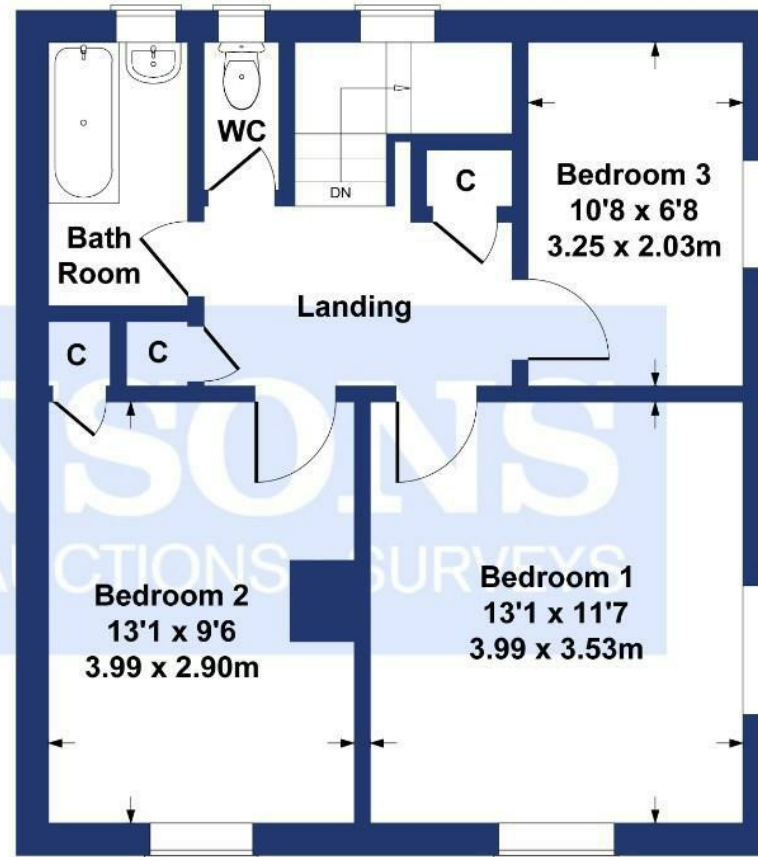
Approximate Gross Internal Area

1047 sq ft - 97 sq m

Kitchen
9'9 x 8'0
2.97 x 2.44m



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. 2025

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		82
(81-81) B		
(69-80) C	69	
(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.

