



**Woodifield Hill, DL15 9NU**  
**3 Bed - Bungalow - Detached**  
**£148,000**

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Robinsons are delighted to present this spacious three-bedroom detached bungalow, offered with the benefit of no onward chain. Generously proportioned, the property features an open-plan kitchen and dining area, as well as a large lounge, making it ideal for relaxed family living and entertaining. The bungalow is fitted with UPVC double-glazed windows and is warmed by a Baxi gas combination boiler.

The internal accommodation comprises an entrance porch leading into a welcoming hallway. From here, the dining area, with space for a table and a rear-facing window, flows seamlessly into the kitchen, which is fitted with a range of wall, base, and drawer units and provides space for appliances. The spacious lounge, positioned at the front of the property, benefits from a large window that allows natural light to flood the room. There are three well-proportioned bedrooms and a bathroom fitted with a three-piece suite.

Externally, the property features a driveway and a single garage with an electric door, power, and lighting. The front garden is enclosed and laid to gravel, while the rear garden offers flower beds and a good degree of privacy.

Situated in the ever-popular Woodifield Hill area of Crook, just off High West Road, the bungalow is conveniently located close to local bus stops providing access to Crook town centre. Here, a wide range of shops, cafes, restaurants, and healthcare facilities can be found.

For further information or to arrange an internal viewing, please contact Robinsons.

#### Agent Notes

Council Tax: Durham County Council, Band C £2,268.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

EPC- tbc

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to

confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – being applied for - yes

Rights & Easements – None known.

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – No

Planning Permission – no

Accessibility/Adaptations – n/a

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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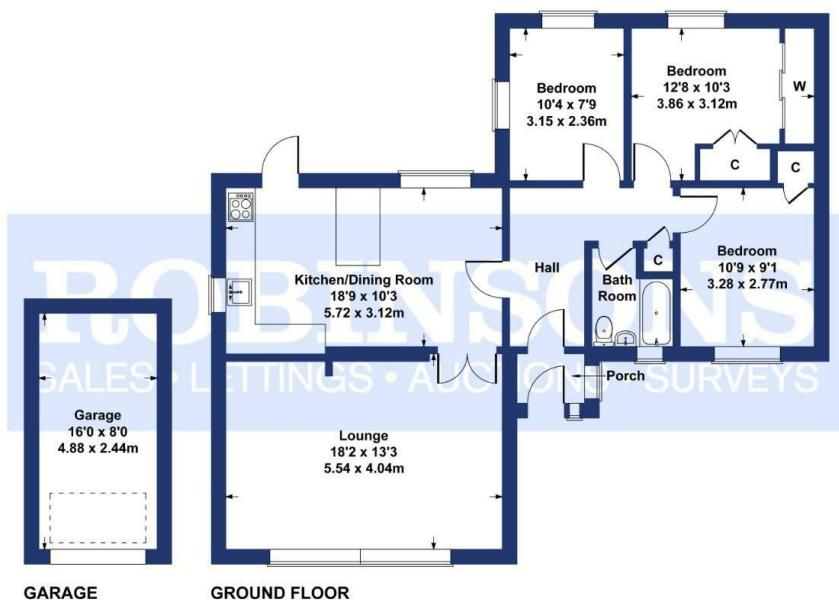
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Strategic Marketing Plan

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## Woodifield Hill Crook

Approximate Gross Internal Area  
1060 sq ft - 98 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (98-100)	A	
(91-91)	B	
(89-80)	C	
(75-44)	D	
(29-34)	E	
(21-18)	F	
(7-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-48)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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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