



**The Batts, Frosterley, DL13 2SB**  
**3 Bed - House - Terraced**  
**£115,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Set in this quiet location just on the outskirts of Frosterley village overlooking fields is this spacious three bedroomed terraced cottage, Brief details comprises of an entrance hallway, lounge and separate dining room, fitted cream kitchen, three bedrooms to first floor two of which are good size doubles along with a family bathroom. Externally to the rear is an enclosed yard, whilst to the front is an allocated parking space allowing parking for one vehicle. Further details comprise of:

### Ground Floor

#### Entrance

Via upvc double glazed door leading into the hallway having understairs storage cupboard.

#### Lounge

13'4"x13'2" (4.06x4.01)

With double glazed window to front and central heating radiator.

#### Dining Room

13'6"x16'7" (4.11x5.05)

Having understairs storage cupboard, stairs to first floor landing, central heating radiator and double glazed window to rear.

#### Kitchen

11'8"x6'4" (3.56x1.93)

Fitted with cream wall and base units having laminate work surfaces over, space and point for cooker, stainless steel sink unit, plumbing for washing machine, space for fridge freezer, two upvc double glazed windows to rear, tiled splash backs and central heating radiator and access to the rear.

#### Stairs to First Floor

Connecting all three bedrooms and a family bathroom.

#### Bathroom

Fitted with a coloured suite having panelled bath, low level w/c, wash hand basin and central heating radiator.

#### Bedroom One

13'0"x13'0" (3.96x3.96)

With central heating radiator and double glazing to front.

#### Bedroom Two

10'1"x13'5" (3.07x4.09)

With central heating radiator, storage cupboard and upvc window to rear.

#### Bedroom Three

6'2"x9'4" (1.88x2.84)

Central heating radiator and double glazed window to front.



# OUR SERVICES

Mortgage Advice

Conveyancing

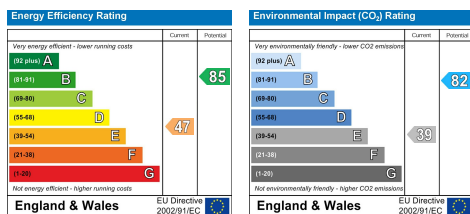
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet  
DH1 3HI

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## DARLINGTON

7 Duke Street  
DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

## STOCKTON

21 Bishop Street  
TS18 1SY

T: 01642 607555

E: info@robinsonstockton.co.uk

## MIDDLESBROUGH

26 Stokesley Road  
TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesbrough.co.uk

## REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

14 West Terrace  
DH6 4HP

T: 0191 383 9994 (option 2)

T: 0191 383 9994 (option1) (Lettings)

E: admin@robinsonslettings.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SEGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## HARTLEPOOL

106 York Road  
TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

## INGLEBY BARWICK

Barwick Lodge  
TS17 0RH

T: 01642 762944

E: info@robinsonsbarnwick.co.uk

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

SALES • LETTINGS • AUCTIONS • SURVEYS

Royal Corner, Crook, County Durham, | Tel: 01388763477 | info@robinsonscrook.co.uk

www.robinsonsestateagents.co.uk