

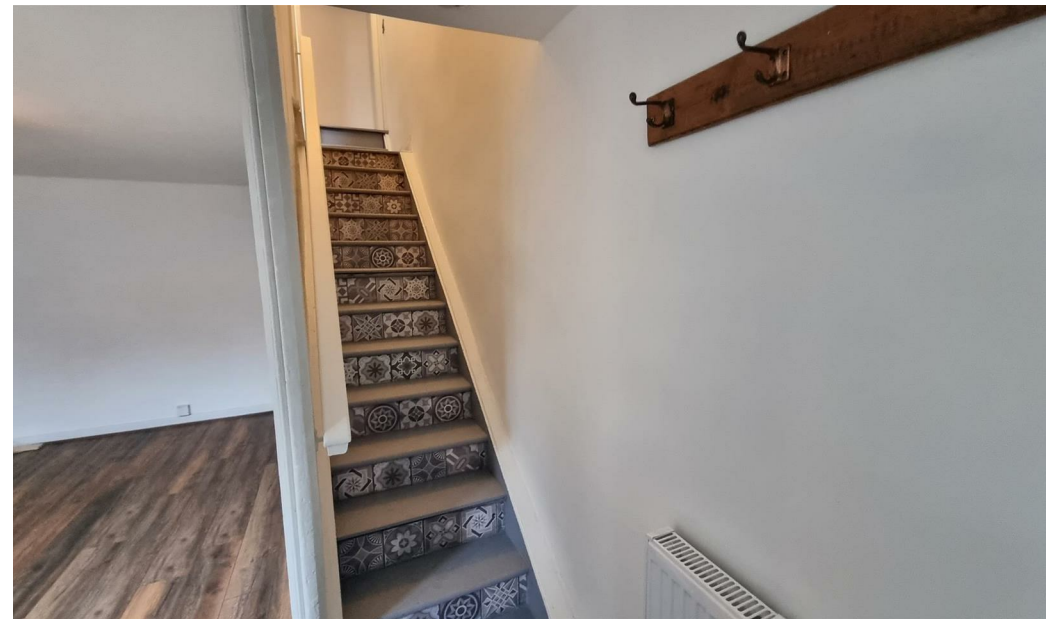


Front Street

West Auckland DL14 9HL

Chain Free £125,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Front Street

West Auckland DL14 9HL



- Two Bedroom Cottage
- EPC Grade D
- Gas Burning Stove In Lounge

- CHAIN FREE
- New Central Heating System
- Ground Floor Bathroom

- Two Reception Rooms
- Rear Enclosed Yard
- Village Green Location

CHAIN FREE *** TWO BEDROOMS *** TWO RECEPTION ROOMS ***

This charming cottage is offered to the market chain free, full of character and provides generous living spaces which is surprising once inside. The current owner has installed a new heating system including gas boiler and radiators installed 2024. The internal accommodation comprises of: entrance Hallway, Lounge, Dining Room, Kitchen to rear and Ground Floor Bathroom. To the first floor are two double Bedrooms. Externally to the rear is an enclosed yard.

GROUND FLOOR

Hallway

Having panelling to half height walls, laminate wood flooring and timber front entrance door.

Lounge

14'8" x 10'8" (4.473 x 3.256)

With feature fireplace, central heating radiator and sash window to front.

Dining Room

14'4" x 12'4" (4.381 x 3.784)

Having feature fireplace with open inglenook housing gas stove, laminate wood flooring, under stairs storage cupboard, and rear door to yard.

Kitchen

11'5" x 6'0" (3.481 x 1.838)

Fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine, slot for oven, wall mounted gas boiler and window to rear.

Rear Lobby

With cupboard and rear entrance door.

Ground Floor Bathroom

Fitted with a panelled bath having shower and screen over, wc, wash hand basin and chrome heated towel rail.

FIRST FLOOR

Landing

Bedroom One

11'2" x 10'0" (3.409 x 3.053)

With exposed stone wall, central heating radiator and 2 velux windows.

Bedroom Two

13'3" x 8'7" (4.046 x 2.631)

Having central heating radiator and two velux windows.

Externally

Externally to the rear is an enclosed yard.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2482-7340-2304-6315>

EPC Grade D

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast fibre broadband broadband available (Highest available download speed 79-80 Mbps, , Highest available upload speed 19 - 20 Mbps)

Mobile Signal/coverage: Likely with EE, Three, O2, Vodafone
Council Tax: Durham County Council, Band: A Annual price: £1621 (Maximum 2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: medium risk of surface water flooding, very low risk of flooding from rivers and the sea

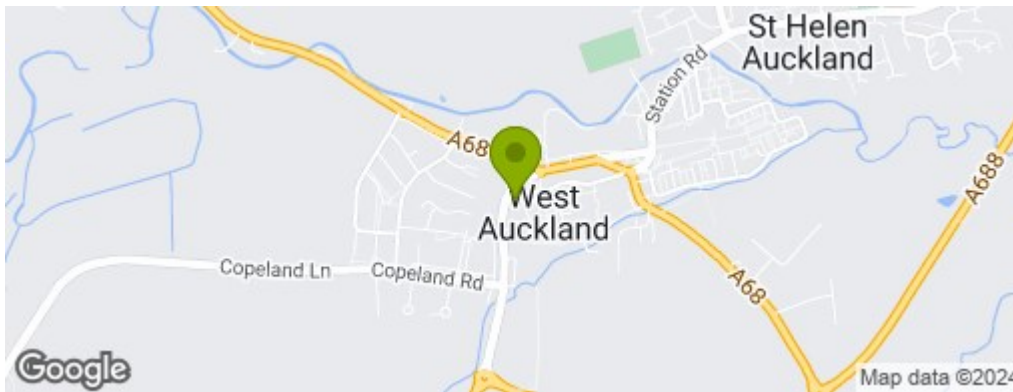
This property is in a conservation area. West Auckland Designated: 1975

Disclaimer

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Property Information

Durham County Council - Council Tan Band A
Tenure - Freehold

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