

# Belle Vue

Frosterley DL13 2SW

Offers Over £185,000











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 firms employment has the authority to make or give any representation or warranty in respect of the property.









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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Belle Vue

# Frosterley DL13 2SW

- Two Bedroom End Terraced
- EPC Grade D
- Garage & Garden

Nestled in the charming village of Frosterley, Weardale, this delightful twobedroom end terrace house offers a perfect blend of traditional character and modern convenience. Built around 1900, the property boasts a classic stone façade that adds to its appeal, while the generous 1,076 square feet of living space ensures ample room for comfortable living.

Upon entering, you will find two well-proportioned reception rooms that provide a warm and inviting atmosphere, ideal for both relaxation and entertaining. The traditional layout enhances the sense of space, making it easy to envision your own personal touches throughout. The property features a well-appointed bathroom, catering to all your daily needs.

The two bedrooms are spacious and filled with natural light, providing a peaceful retreat at the end of the day. The front views from the property add to its charm, allowing you to enjoy the picturesque surroundings of the Weardale countryside.

For those with vehicles, the property offers the added benefit of a garage, providing secure storage or additional space for hobbies. The house is chain-free, making it an excellent opportunity for those looking to move in without delay.

This end terrace house in Belle Vue is not just a home; it is a lifestyle choice, offering a serene environment while being conveniently located near local amenities. Whether you are a first-time buyer or seeking a tranquil retreat, this property is sure to impress. Do not miss the chance to make this charming house your new home.

# **Ground Floor**

#### **Entrance Hallway**

Via uPVC double glazed door, under stairs storage cupboard and uPVC double glazed window to side

### Lounge

13'11" x 13'10" (4.242 x 4.221)

With feature fireplace, central heating radiator and uPVC double glazed window to front.

#### Dining Room

13'8" x 14'11" (4.180 x 4.556)

With feature housing gas fire, central heating radiator and uPVC double glazed window to rear.

- Stone built Traditional Property
- First Floor Bathroom
- Village Location

#### Storie balle rraditional rropere

### rst floor battiroom

#### Kitchen

6'7" x 11'3" (2.027 x 3.437)

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

#### Inner Hall

Having stairs to first floor and central heating radiator.

#### First Floor

### Landing

With window to side.

### Bedroom One

14'8" x 12'11" (4.488 x 3.959)

Having a range of fitted furniture, over stairs storage cupboard, central heating radiator and window to rear.

### **Bedroom Two**

10'7" x 13'7" (3.239 x 4.141)

With central heating radiator and window to front.

#### Bathroom / WC

10'6" x 6'5" (3.203 x 1.963)

Fitted with a panelled bath having hand held shower over, WC, wash hand basin and storage cupboard housing gas boiler.

# Externally

Externally to the front is a enclosed paved garden area with front steps leading up to the front door.

whilst to the rear is a single garage with electric door, additionally there is a small enclosed garden bounded by a stone wall with greenhouse and garden shed.

There is also a stone out building listed as a pig stye.

### Other General Information

Other General Information Tenure: Freehold Gas and Electricity: Mains Sewerage and water: Mains



- Views Front & Rear
- CHAIN FREE

Broadband: Superfast Broadband available.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

x 2 x 1 1 x 2

Council Tax: Durham County Council, Band: C Annual price: £2,193.61 (Maximum 2025)

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.

#### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.

#### **AGENTS NOTE**

It is our understanding that the driveway to the side and pathway to the rear is unregistered land and has no title.

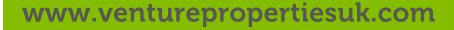
The neighbouring properties have walking rights only over the land to side and rear. However the current owners of No 1 Belle Vue have maintained this area during the time they have owned the property.

#### **Energy Performance Certificate**

To view a copy of the Energy Performance Certificate for the property, please use the following link:-

https://find-energy-certificate.service.gov.uk/energy-certificate/0635-3529-9400-0561-5202

EPC Grade D



 GROUND FLOOR
 1ST FLOOR

 596 sq.ft. (55.3 sq.m.) approx.
 521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx. White every attempt has been made to ensure the accuracy of the floorpian contained been, measurement of control, section, control and they desire them that approximate the control and t



# **Property Information**