



Westfield, Frosterley, DL13 2QQ  
3 Bed - House - Terraced  
£132,500

**ROBINSONS**  
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# Westfield Frosterley, DL13 2QQ

\* NO FORWARD CHAIN \*

Situated in the sought-after Weardale village of Frosterley, this well-presented three-bedroom mid-terrace home offers comfortable living with the added benefits of off-road parking and a private rear garden. The property features gas central heating via a combination boiler, UPVC double glazing throughout, and a rear conservatory that enhances the living space.

## Accommodation

Upon entering, you are welcomed by a hallway with staircase to the first floor. The spacious lounge includes a feature gas fire and sliding patio doors opening into the conservatory, creating a bright and versatile living area. There is also a separate dining room and a fitted kitchen with direct access to the rear garden.

Upstairs, the property boasts three generously sized bedrooms and a modern re-fitted shower room, complete with a three-piece suite and shower enclosure.

## External

To the front, a driveway provides convenient off-road parking. The enclosed rear garden is mainly laid to lawn, offering a safe and private outdoor space.

## Location

Frosterley is a picturesque Weardale village surrounded by stunning countryside and scenic walks, including those along the River Wear. The village itself offers a primary school, local shop, and welcoming country pub, while regular bus services connect to nearby towns such as Stanhope, Wolsingham, and Crook, which provide a broader range of amenities.

For further details or to arrange a viewing, please contact Robinsons.

Durham County Council Tax Band A | EPC RATING: TBC | FREEHOLD













#### Agent Notes

Council Tax: Durham County Council, Band A £1701.00

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

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 NA

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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.

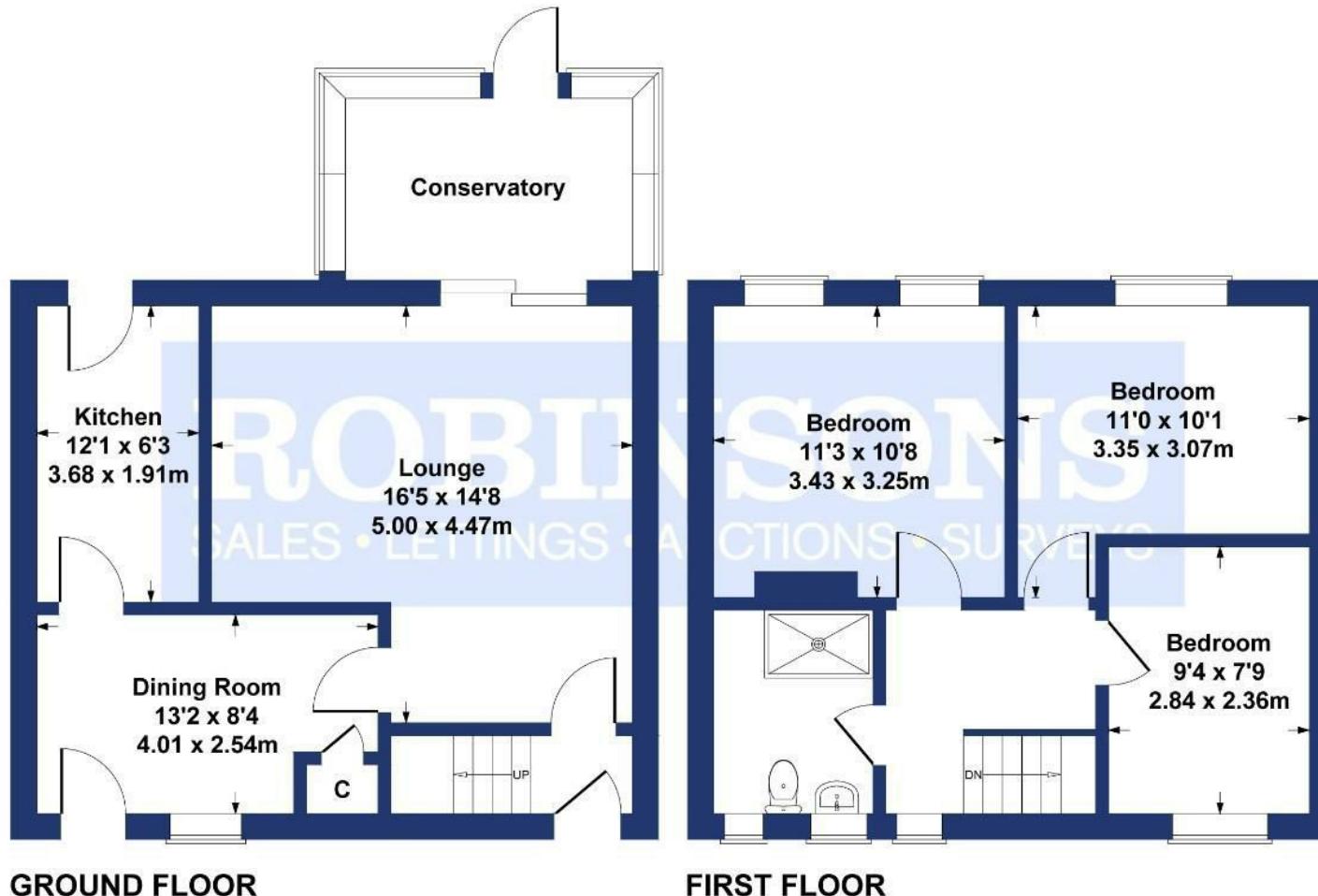
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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



# Westfield, Frosterley

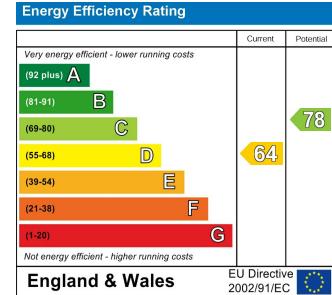
Approximate Gross Internal Area

990 sq ft - 92 sq m



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. 2023



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.

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