Belle Vue, Frosterley, DL13 2SW
2 Bed - House - End Terrace
Starting Bid £120,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Belle Vue
Frosterley, DL13 2SW

* NO FORWARD CHAIN * GARAGE *

For sale by modern auction, starting price: £120,000 plus reservation fee.

Robinsons are delighted to offer to the sales market this spacious two double bedroom, two reception room end-terrace home with a detached garage, situated in the ever-popular village of Frosterley. Offered with NO FORWARD CHAIN, the property presents an excellent opportunity for buyers seeking a generously sized home with significant potential.

The property benefits from gas central heating via a combination boiler and has been well maintained over the years. While some modernisation is required, this has been thoughtfully reflected in the competitive asking price.

The internal accommodation briefly comprises an entrance hallway with understairs storage and a window to the side aspect, two well-proportioned reception rooms ideal for use as a lounge and dining room, and a kitchen fitted with a range of storage units and space for appliances.

To the first floor are two double bedrooms, with the main bedroom featuring a range of built-in wardrobes and storage. Completing the internal layout is a family bathroom fitted with a three-piece suite and a built-in storage cupboard housing the gas boiler.

Externally, the property features a small forecourt garden to the front and detached garage to the rear.

Frosterley is a highly desirable village located in Weardale, offering a village shop and primary school, while being surrounded by stunning countryside views and an abundance of walking routes. The location is ideal for those seeking a semi-rural lifestyle.

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

Agent notes

Council Tax: Durham County Council, Band C - Approx. £2331.00 p.a
Tenure: Freehold
Estate Management Charge – NA

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
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 – granted
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 – NA
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – na
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.

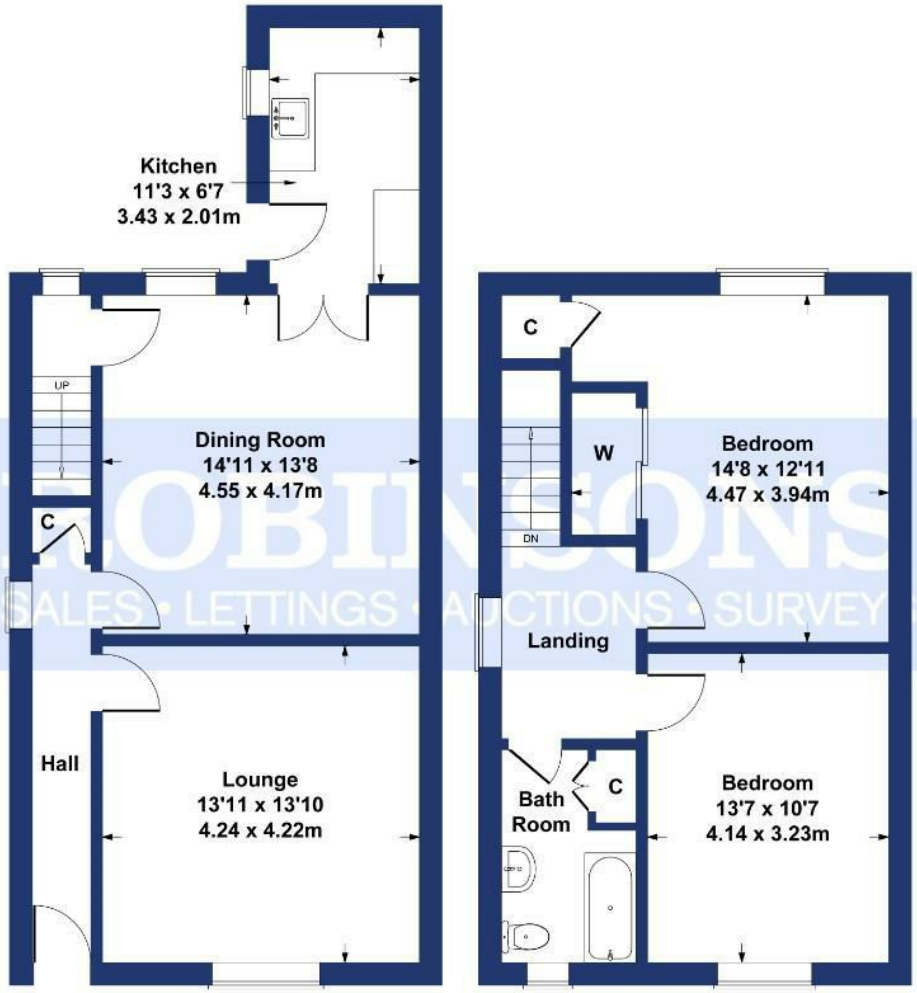
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Modern Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Belle Vue Frosterley

Approximate Gross Internal Area
1075 sq ft - 100 sq m

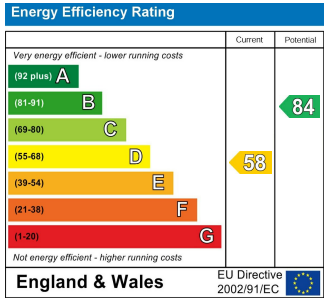


GROUND FLOOR **FIRST FLOOR**

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. 2026



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.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

RICS

ARLA
Association of Residential Letting Agents

mortgage CHOICE
from Robinsons