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Oakwood, Lanchester, DH7 0NP  
2 Bed - Bungalow  
£189,000

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# Oakwood

## Lanchester, DH7 0NP

Early Viewing Advised \*\* Superbly Presented \*\* Extended Layout \*\* Garden Room Opening to the Rear Garden \*\* Modern Kitchen & Shower Room \*\* Pleasantly Situated \*\*

Located within the highly sought-after Oakwood development, just moments from the heart of picturesque Lanchester village, this beautifully presented bungalow offers an exceptional blend of comfort, style, and convenience—perfectly suited to professionals, downsizers, or buyers seeking the charm of a thriving village lifestyle.

Designed for effortless modern living, the accommodation begins with a welcoming entrance porch leading into a comfortable and inviting lounge, offering flexibility for both relaxation and dining. The contemporary fitted kitchen flows seamlessly into the delightful garden room/dining area, creating a bright and sociable living space with direct access to the landscaped rear garden—ideal for entertaining or simply enjoying peaceful surroundings year-round.

The bungalow continues to impress with two generously proportioned bedrooms and a stylish modern shower room/WC, all presented with quality and practicality throughout. Additional benefits include gas central heating and UPVC double glazing, ensuring comfort and efficiency in every season.

Externally, the property enjoys attractive kerb appeal with a smart paved frontage, while to the rear, a beautifully landscaped garden provides a tranquil private retreat, complete with a pleasant raised patio area—perfect for morning coffee or al fresco evenings.

Oakwood is a highly regarded development positioned just off Durham Road, less than half a mile from Lanchester's vibrant village centre. Renowned for its welcoming community atmosphere, excellent amenities, charming cafés and restaurants, and scenic countryside surroundings, Lanchester offers an enviable balance of village character and convenience, with easy access to Durham, Consett, and Newcastle.





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### Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a

Tenure: Freehold

Estate Management Charge – None Known

Property Construction – Standard assumed

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 – NA

Probate – NA

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 –None Known

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

Accessibility/Adaptations – None Known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

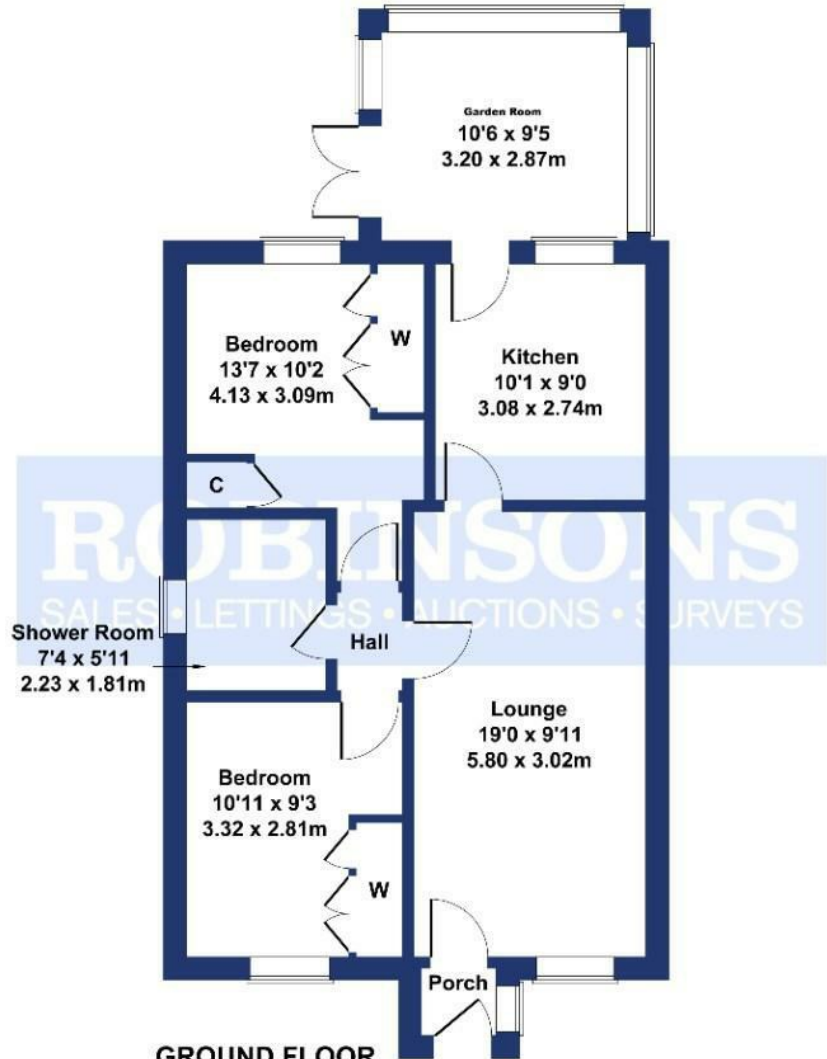
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



# 9 Oakwood

Approximate Gross Internal Area  
700 sq ft - 65 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

70 77

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. Robbinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robbinsons staff may benefit from referral incentives relating to these services.



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