



East End, Wolsingham, DL13 3JX
3 Bed - House - Semi-Detached
£380,000

ROBINSONS
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East End Wolsingham, DL13 3JX

* ATTRACTIVE THREE BEDROOM HOUSE * OPEN PLAN LIVING * LOCATED IN THE CENTRE OF WOLSINGHAM * GARDENS AND OFF ROAD PARKING * VIEWING HIGHLY RECOMMENDED *

We are excited to offer to the sales market this impressive three bedroom school conversion which would make an fantastic family home having enclosed gardens and off road parking. The house has spacious living accommodation with open plan kitchen/lounge area and a further ground floor extension creating an extra reception room.

The internal accommodation comprises; entrance porch which leads to the open plan kitchen/lounge which would be a fantastic room for entertaining and benefits from a range of base and drawer units and ample space for seating. An archway leads to the 2nd reception room which has doors leading to the front and rear garden, 'Velux' style windows allowing a great deal of natural light into the room and log burning stove. To conclude the ground floor accommodation there is a useful utility room with base and wall units with space for a fridge/freezer and a cloakroom/WC.

To the first floor there are three bedrooms, two of those having fitted wardrobes and the main having fitted wardrobes. Family bathroom with three piece suite.

Outside the property has gardens to front and rear, the front being designed for easy maintenance and the rear being mainly laid to lawn. There is also parking for up to three vehicles











LOCATION

The property is conveniently located in the popular Weardale village of Wolsingham which has a range of amenities including grocery store, bakery, butchers, gym, café, restaurant, public house and fuel station. The village has primary and secondary schooling, both being walking distance away. The village also benefits from a popular play park and recreational sports area and has an abundance of rural walks. Wolsingham has a regular bus service giving access to other neighbouring villages and towns, including Stanhope and Crook. It is within a short drive away from Durham City Centre and Bishop Auckland, and major transport links including Newcastle and Teesside international airport which can both be reached approximately an hour by car.

VIEWINGS

Viewing comes highly recommended, please contact Robinsons to arrange yours.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D



Durham Council Tax Band: B

Annual Price:

£1,714 (min)

Broadband

Basic

2 Mbps

Superfast

80 Mbp

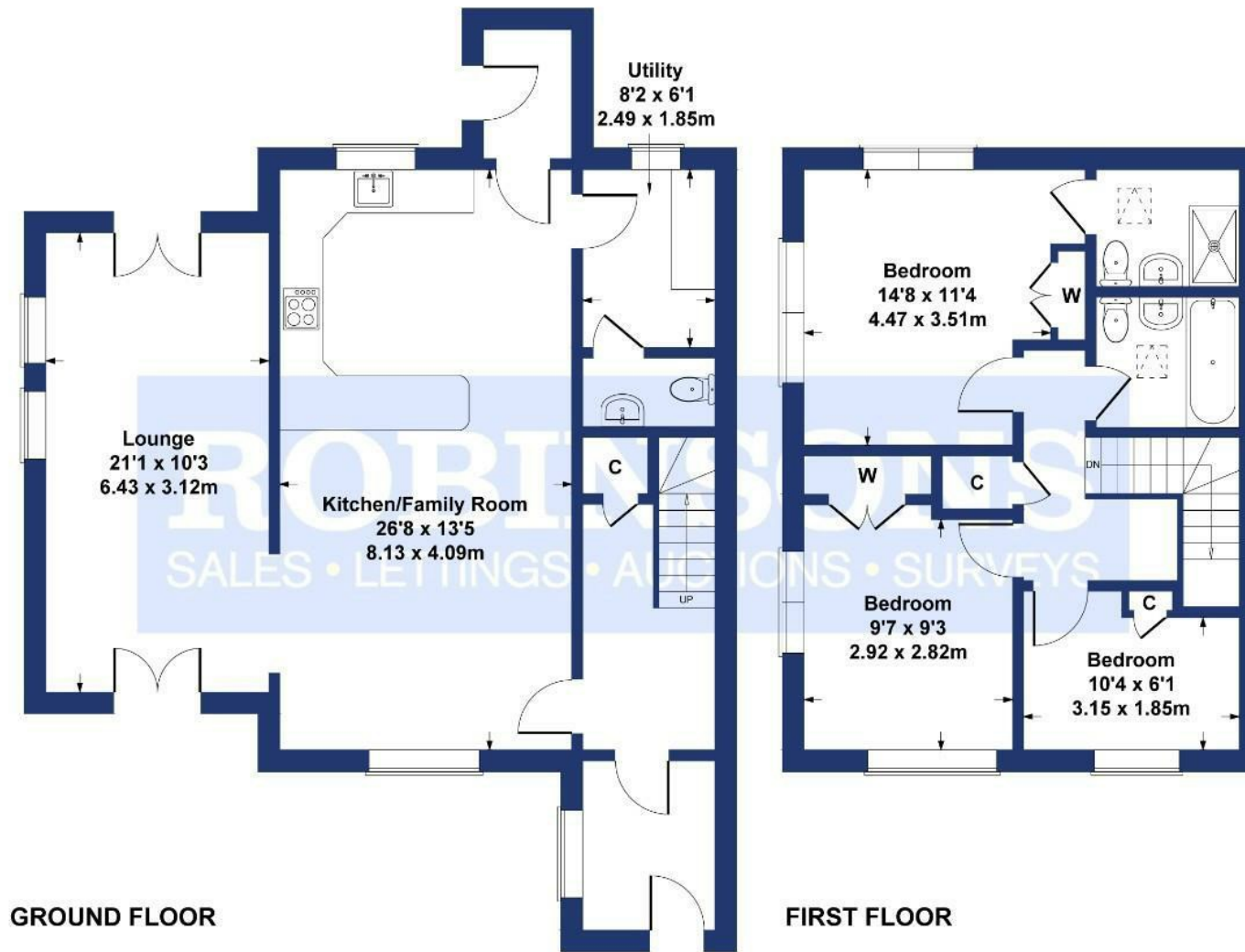
Mobile Signal: Average/Good

Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.

East End

Approximate Gross Internal Area
1370 sq ft - 127 sq m



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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	78
	EU Directive 2002/91/EC	

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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