



St. Annes Drive, Wolsingham, DL13 3DG
2 Bed - Maisonette
£135,000

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St. Annes Drive Wolsingham, DL13 3DG

* DRIVEWAY FOR OFF ROAD PARKING *

Robinsons are delighted to offer to the sales market this well-presented two-bedroom maisonette apartment, situated in the ever-desirable village of Wolsingham and benefiting from a driveway for parking directly outside the main entrance. The property would make an excellent purchase for a variety of buyers, including those looking for a conveniently located home within this popular village, a holiday retreat or a buy-to-let investment.

The property has been well cared for by the current owners and benefits from gas central heating and double-glazed windows throughout.

The internal accommodation begins with a welcoming ground floor entrance hallway, offering ample storage space, including a useful understairs area.

A staircase leads to the first floor, where a window overlooks the cul-de-sac and a door provides access to a spacious double bedroom. This versatile room could also lend itself to a variety of alternative uses, including a home office or an additional sitting room, depending on the purchaser's needs.

A further staircase leads to the second floor, where there is another double bedroom and a bathroom fitted with a four-piece suite, comprising a bath and separate shower cubicle. The second-floor landing also provides access to the impressive open-plan reception room and kitchen. This generous space offers ample room for both lounge and dining furniture, making it ideal for relaxing or entertaining family and friends. The kitchen area is fitted with a range of wall, base and drawer units, together with space for appliances.

Externally, the property benefits from a parking space conveniently positioned directly in front of the main entrance door.











Location

Situated within a quiet cul-de-sac, the property enjoys a desirable position that combines the tranquillity of village living with convenient access to local amenities. Wolsingham is a popular and welcoming village, renowned for its friendly community and attractive surrounding countryside, making this an appealing location for those seeking a home in a charming Weardale setting.

Agents Notes

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

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 – NA

Probate – 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



St Annes Drive Wolsingham

Approximate Gross Internal Area
903 sq ft - 84 sq m

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		
England & Wales	76	81
	EU Directive 2002/91/EC	



GROUND FLOOR FIRST FLOOR

SECOND 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.



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