

Brookside, Evenwood, DL14 9RA
2 Bed - House
Offers Over £55,000

ROBINSONS
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Brookside
Evenwood, DL14 9RA

* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market this competitively priced two bedroom mid terrace home with enclosed garden. The property is warmed by gas central heating and the windows are UPVC double glazed.

Offered for sale with the benefit of NO FORWARD CHAIN this home should suit the needs of a number of buyers and we recommend an early viewing.

The internal accommodation comprises; entrance porch with space for appliances. Kitchen which has a range of fitted wall, base and drawer units with further space for appliances. Lounge with views over the rear garden and useful understairs storage space, as well as ample space for seating furniture.

To the first floor there are two bedrooms and a bathroom with three piece suite.

Outside there are gardens to both front and rear.

Evenwood is a popular village located close to Bishop Auckland and its surrouned by an abundance of countryside views and walks.

contact Robinsons for further information and to arrange an internal viewing.








BREAD


vax






ROUTE
66
OTEL
ACANCY


CHESHIRE LINES
NOTICE





AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1,748 p.a
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
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

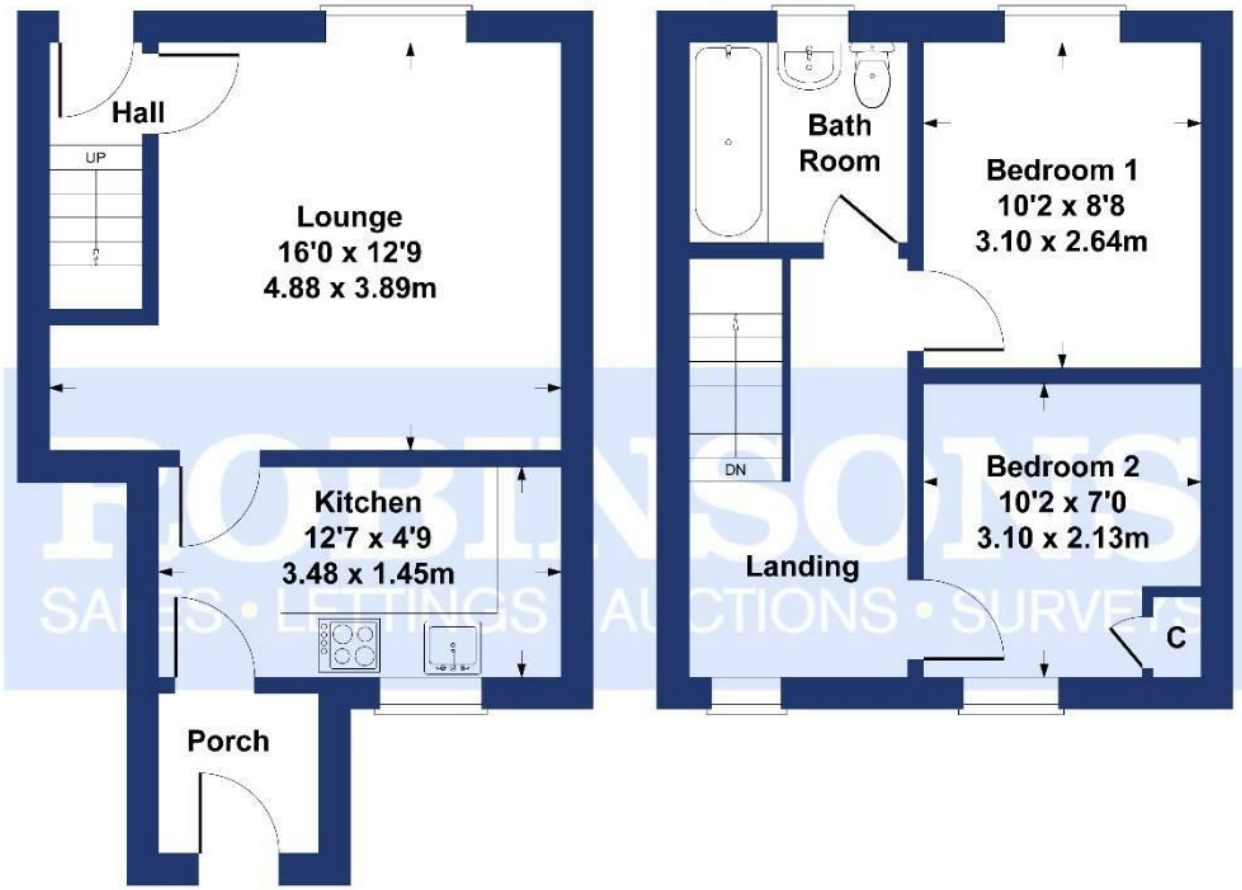
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – being applied for
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 . 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.

Brookside Evenwood

Approximate Gross Internal Area
638 sq ft - 59 sq m

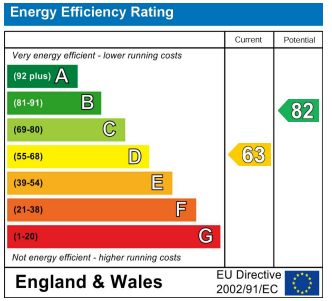


GROUND FLOOR **FIRST FLOOR**

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.



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ARLA Association of Residential Letting Agents
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