



Loraine Walk, DL5 7NU  
3 Bed - House - Semi-Detached  
£90,000

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## \* NO FORWARD CHAIN \*

Robinsons are delighted to offer to the sales market this generously proportioned three-bedroom home, which benefits from NO FORWARD CHAIN and an enclosed rear garden. The property is well presented throughout and is warmed by gas central heating, with UPVC double-glazed windows.

The internal accommodation briefly comprises a welcoming entrance hallway with two useful built-in storage cupboards and access to the cloakroom/WC. The kitchen/dining room is fitted with a range of wall, base and drawer units, with space for appliances and a dining table. The spacious lounge benefits from patio doors providing views and access to the rear garden.

To the first floor are three well-proportioned bedrooms, two of which are generous double rooms. The principal bedroom is particularly spacious, offering ample room for a dressing area if required. The shower room is fitted with a three-piece suite comprising a shower cubicle, wash hand basin and WC.

Externally, the property benefits from an enclosed garden to the rear, together with a useful storage shed.

Lorraine Walk is conveniently located within walking distance of Cobblers Hall shops, whilst Tesco, Aldi and Newton Aycliffe town centre are also within close proximity. There are a number of local schools nearby, along with regular bus routes, making the property ideally placed for a range of buyers.

Overall, this is a spacious and well-presented home which would make an ideal purchase for first-time buyers, families or those looking for a property with no onward chain.

### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1748p.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 – yes

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

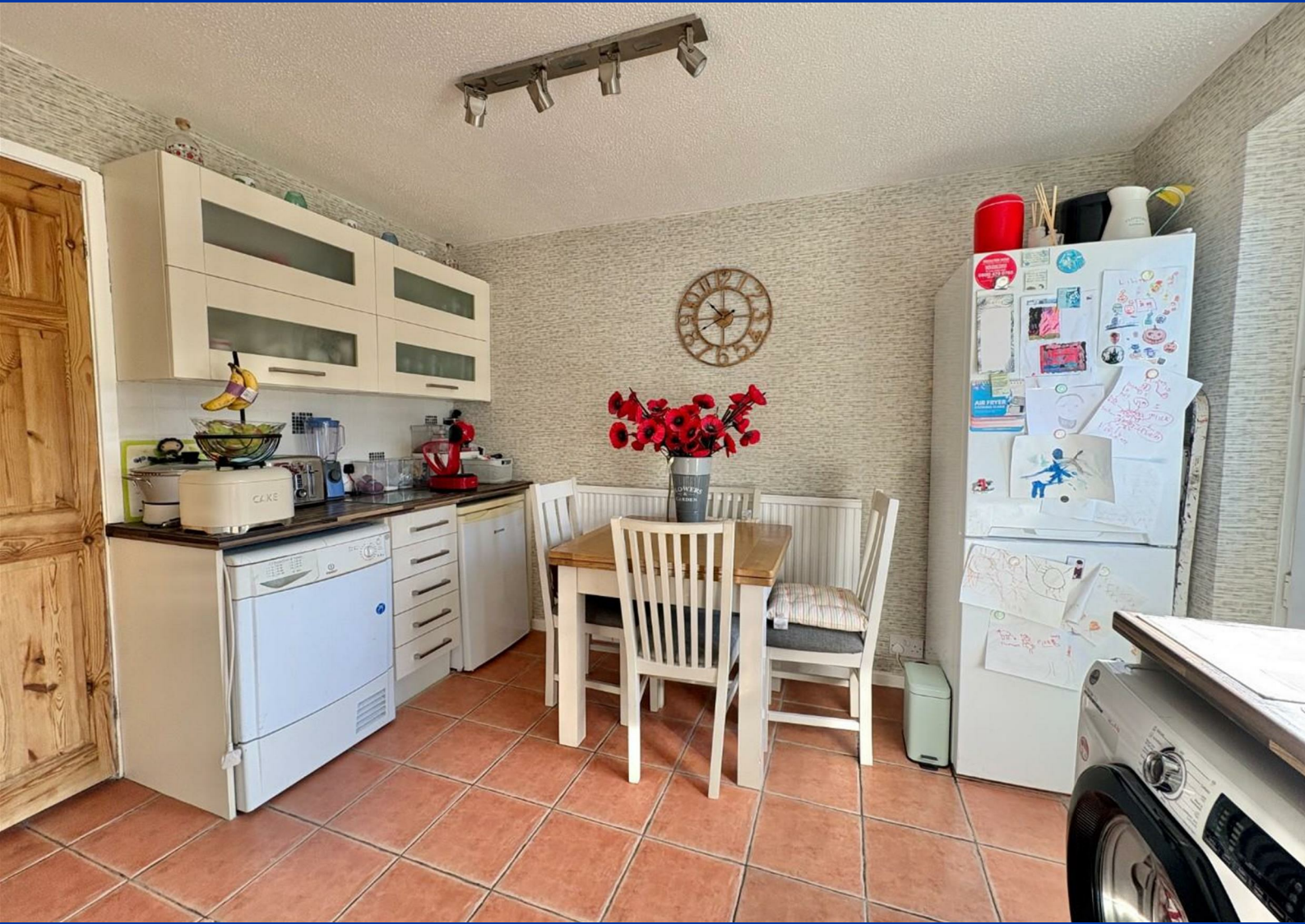
Planning Permission – Nothing in the local area . Check with seller.

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.



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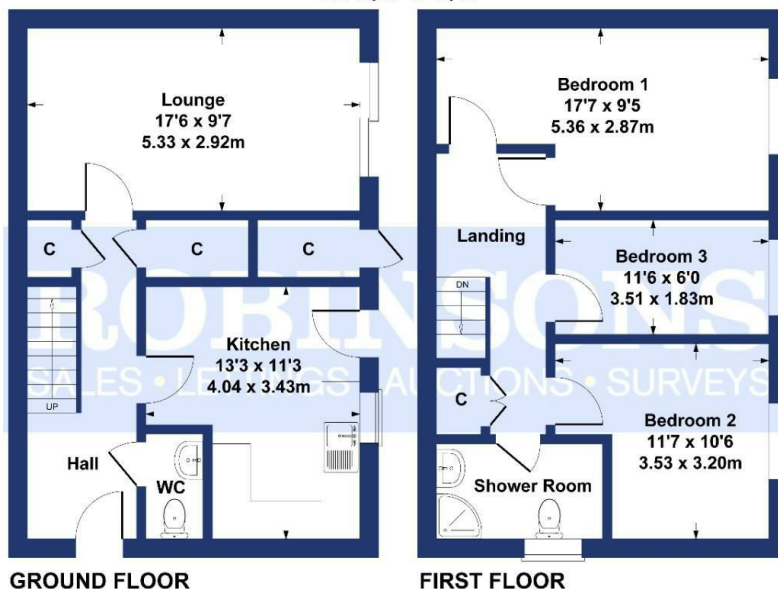
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Loraine Walk, Newton Aycliffe

Approximate Gross Internal Area  
939 sq ft - 87 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

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

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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