



Oakwood, Lanchester, DH7 0NP  
2 Bed - Bungalow - Terrace  
£185,000

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# Oakwood

## Lanchester, DH7 0NP

\* NEW KITCHEN \* NEW SHOWER ROOM\* FEATURE WALL MOUNTED FIRE \* NEW FLOORING \* WELL PRESENTED THROUGHOUT \* RARELY AVAILABLE BUNGALOW \* ENCLOSED REAR GARDEN \* CONSERVATORY \* POPULAR VILLAGE LOCATION \*

This well presented bungalow has been thoughtfully updated and now benefits from a new fitted kitchen, a new bathroom, new floorings, and a stylish wall mounted fire, making it a particularly attractive option for those seeking comfortable, move-in ready accommodation in a popular village setting.

The floorplan comprises an entrance porch leading into a bright lounge and dining room, a modern fitted kitchen breakfast room, and a spacious conservatory to the rear. There are two good sized bedrooms and a new shower room with WC, providing practical and well-appointed single storey living throughout.

Externally, the property features an attractive stepped garden to the front and a lovely enclosed garden to the rear, providing a pleasant and usable outdoor space.

Oakwood is a modern estate of houses and bungalows situated just off Durham Road, within half a mile of Lanchester village centre. The village offers a good range of local amenities including shops, restaurants and everyday services, along with well-regarded primary and secondary schooling, including St. Bede's Catholic School and Sixth Form College. Lanchester is well placed for access to Consett, Durham and Newcastle, with the A691 providing straightforward road links to each.

The surrounding area also offers pleasant walks and cycle routes, including along the former Lanchester Valley Railway Line, which runs close to the estate.











**Entrance Porch**

**Lounge / Diner**

19'1" x 10'0" (5.82 x 3.05)

**Breakfast Kitchen**

9'10" x 8'9" (3.02 x 2.69)

**Conservatory**

12'4" x 8'0" (3.76 x 2.46)

**Inner Lobby**

**Bedroom**

11'1" x 10'2" (3.38 x 3.10)

**Bedroom**

10'2" x 9'3" (3.12 x 2.82)

**Bathroom**

**AGENT'S NOTES**

Council Tax: Durham County Council, Band B - Approx. £1,984 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 – We are 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 – 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 – stairs down to access

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

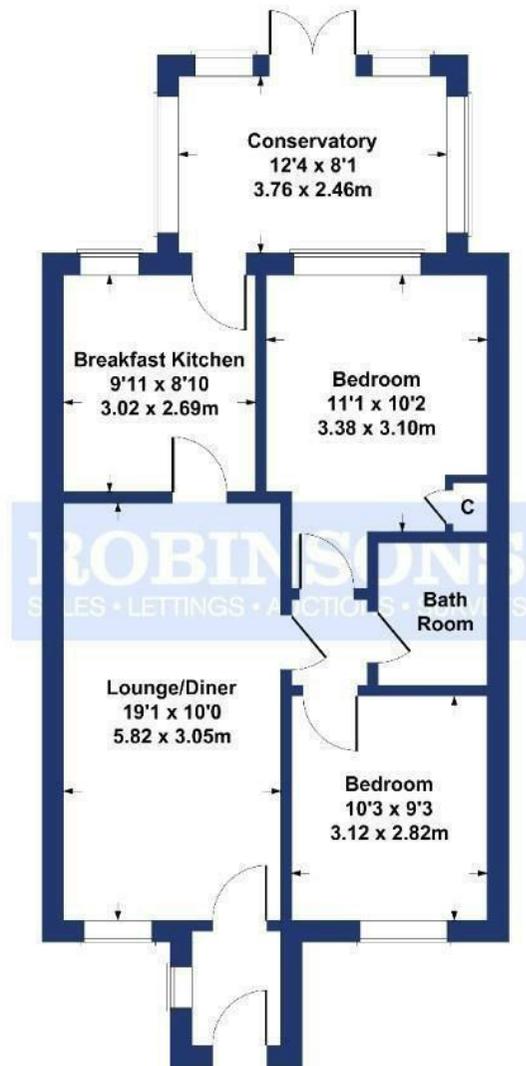
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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



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Approximate Gross Internal Area  
711 sq ft - 66 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			88
(81-81) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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