



Manor Street, Evenwood, DL14 9QB
2 Bed - House - Terraced
£60,000

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Located on Manor Street in the village of Evenwood, this two-bedroom terraced house presents an excellent opportunity for those seeking a property with potential. The home features two reception rooms perfect for relaxation or entertaining guests, alongside two comfortable bedrooms and first floor bathroom.

While the property does require some updating, its location is a significant advantage. Residents will find themselves within easy reach of essential local amenities, including a primary school, village shop, cafés, and a doctors' surgery, all contributing to a convenient lifestyle. For those seeking a broader range of services, the bustling town of Bishop Auckland is a mere four miles away, offering an array of supermarkets, secondary schools, popular retail stores, and various dining options.

Commuters will appreciate the excellent transport links, with the A688 providing direct access to the A1(M) in both directions, facilitating travel to nearby towns and attractions. The historic city of Durham, located approximately 15 miles away, further enhances the appeal of this location, boasting a vibrant selection of restaurants, shops, and both indoor and outdoor markets.

This property is offered with no onward chain, making it an ideal choice for first-time buyers or investors looking to add to their portfolio. With its promising location and potential for personalisation, this terraced house is a wonderful opportunity to create a comfortable home in a friendly community.

GROUND FLOOR

Entrance Lobby

Entrance Hall

Lounge

13'1" x 13'1" (4.01 x 3.99)

Dining Room

13'5" x 12'10" (4.11 x 3.93)

Kitchen

12'0" x 5'10" (3.66 x 1.78)

FIRST FLOOR

Landing

Bedroom 1

16'8" x 12'11" (5.09 x 3.95)

Bedroom 2

12'11" x 10'5" (3.95 x 3.18)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 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 (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 – no

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 – n/a

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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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	EU Directive 2002/91/EC	

DURHAM

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The Wynd

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