

Gore Hill Estate, Thornley, DH6 3DU
2 Bed - House - Semi-Detached
£65,000

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Gore Hill Estate
Thornley, DH6 3DU

Sold As Seen ** Refurbishment Required ** Two Double Bedrooms ** Front & Rear Gardens ** Gas Central Heating ** Double Glazing ** Ideal Investment or Project ** No On-Site Parking **

Offered to the market sold as seen, this two-bedroom semi-detached property represents an excellent opportunity for investors, developers or buyers looking for a home they can refurbish and improve to their own taste.

Situated within the popular village of Thornley, County Durham, the property requires a programme of refurbishment but offers well-proportioned accommodation together with front and rear gardens. The property also benefits from double glazing and gas central heating.

The ground floor accommodation is entered via a hallway leading to the lounge and a good-sized kitchen/diner, which provides ample space for dining and has doors opening directly onto the rear garden.

To the first floor are two double bedrooms and a bathroom, providing a practical layout with plenty of potential for modernisation.

Externally, there are gardens to both the front and rear. Although the property does not have on-site parking, there is ample space for street parking within the surrounding area.

With scope to add value through refurbishment, the property could make an attractive investment opportunity, potential rental property or project for an owner-occupier looking to create a home to their own specification.































Lounge
10'8" x 11'1" (3.27 x 3.40)

Kitchen Diner
17'9" x 10'3" (5.42 x 3.14)

Bedroom One
9'11" x 14'5" (3.04 x 4.40)

Bedroom Two
11'0" x 11'3" (3.36 x 3.44)

Bathroom
5'6" x 6'2" (1.68 x 1.89)

Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Property Construction – Standard
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
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. Check with seller.
Accessibility/Adaptations – None known
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.

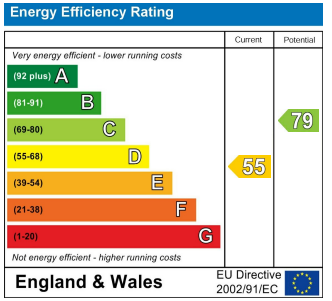
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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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