



## North Bitchburn Terrace

North Bitchburn, Crook DL15 8AL

Offers Over £155,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# North Bitchburn Terrace

North Bitchburn, Crook DL15 8AL



- Two Bedroom Terraced Cottage
- EPC Grade D
- Two En Suite Shower Rooms

- Charm & Character
- Off Road Parking To Rear
- Ground Floor Cloaks WC

- Oil Central Heating & Double Glazing
- Enclosed Paved Yard
- Village Setting

Sat in the lovely village of North Bitchburn, this beautifully presented two bedroom cottage offers an exceptional blend of character and contemporary comfort. Recently refurbished and lovingly dressed by the current owner, the property is offered in excellent condition throughout, making it an inviting haven for those seeking a tranquil village lifestyle.

Stepping inside, you are greeted by a warm and welcoming atmosphere. Both double bedrooms are generously proportioned and each boasts its own stylish en-suite shower room, providing privacy and convenience for residents and guests alike. Modern oil central heating and double glazing ensure the cottage remains comfortable all year round.

Outside, the property enjoys an enclosed paved garden—perfect for outdoor entertaining or simply relaxing in the fresh air. There is also the added benefit of off road parking to the rear of the cottage for two cars, a much sought-after feature in this popular village location.

North Bitchburn is renowned for its rich local history, dating back to the 14th century, and for its beautiful natural surroundings. The village is a vibrant hub for community life, hosting traditional fairs and festivals throughout the year. Those with a love for the great outdoors will find plenty of opportunities to explore the rolling countryside via scenic hiking and cycling routes, or to unwind by fishing in nearby waters. The area offers an authentic taste of rural County Durham life, where history, culture, and natural beauty intertwine.

This is a rare opportunity to secure a charming cottage in a friendly village setting, brimming with historical charm and community spirit. Arrange your viewing today and experience all that this delightful home has to offer.

## GROUND FLOOR

### Entrance Vestibule

Having central heating radiator and uPVC door.

### Dining Room

14'6" x 11'8" (4.431 x 3.573)

With feature fireplace housing electric log burning stove, uPVC double glazed window to front and archway to lounge.

### Lounge

11'9" x 11'0" (3.582 x 3.374)

With laminate flooring, central heating radiator, stairs to first floor and open staircase to first floor.

### Kitchen

14'0" x 8'5" (4.292 x 2.584)

Fitted with a quality range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and induction hob, dishwasher, fridge and freezer under counter and uPVC double glazed window to rear.

### Rear Lobby

Has the plumbing for washing machine with worktop above and rear entrance door.

### Ground Floor Cloaks WC

Having a white wc, wash hand basin and central heating radiator.

## FIRST FLOOR

### Landing

### Bedroom One

13'9" x 11'11" (4.196 x 3.653)

Having central heating radiator and uPVC double glazed window to front.

### En Suite Shower Room/WC One

Fitted with a corner shower unit having mains shower over, wc, wash hand basin set to vanity unit and heated towel rail.

### Bedroom Two

12'7" x 11'7" (3.840 x 3.540)

With central heating radiator and uPVC double glazed window to rear.

### En Suite Shower Room/WC Two

Fitted with a shower cubicle with mains shower over, wc, wash hand basin and heated towel rail.

## Externally

To the rear is a paved enclosed yard set on two levels and outside shed.

Over the service lane to the rear is an gravelled driveway allowing for off road parking for two and houses the oil tank

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8000-7765-9029-7697-2733>

EPC Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,666.64 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

## Disclaimer

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## Property Information

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