



**New Row**

Oakenshaw DL15 0TE

**£125,000**





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# New Row

## Oakenshaw DL15 0TE



- Three Bedroom Terraced Cottage
- EPC Grade D
- En Suite Shower Room

- Conservatory To Front
- Country Style Kitchen
- Front Garden

- Multi Fuel Burner In Lounge
- Ground Floor Bathroom
- Views Front & Rear

This three-bedroom terraced house is for sale in the small village of Oakenshaw in County Durham, offering a cottage-style home with character features and access to local green spaces and walking routes.

The ground floor includes a lounge with a multi-fuel burning stove, creating a focal point to the main living space. A country style kitchen provides practical cooking and storage space, and a conservatory that enjoys views over the front garden. There is also a ground floor bathroom, adding useful flexibility to the layout.

On the first floor, the accommodation includes three bedrooms, two of which are doubles, one bedroom benefits from an en suite shower room. Externally, the property has a front garden and a rear yard, offering outdoor areas for planting, seating, or storage.

Oakenshaw is a small village surrounded by countryside, with local walking routes and green spaces nearby, ideal for those who enjoy spending time outdoors. Wider amenities, supermarkets and additional services can be found in nearby towns such as Crook, Willington and Bishop Auckland, all accessible by road.

Public transport is available from neighbouring villages and towns, with bus connections towards Durham and Bishop Auckland, where onward rail services can be picked up. Durham station offers routes to Newcastle, Darlington, London and other major destinations, with journey times to Newcastle typically around 15-20 minutes and to London in around 3 hours by direct service. Road links connect easily to the A167 and A1(M) via local routes.

### GROUND FLOOR

#### Lounge

16'4" x 13'11" (5.002 x 4.264)

Via upvc entrance door, feature open fireplace housing multi fuel burning stove, laminate flooring, two central heating radiators and french patio doors to conservatory.

#### Conservatory

8'9" x 8'5" (2.672 x 2.577)

Having upvc double glazed windows and tiled flooring.

#### Inner Hallway

With storage and tiled flooring.

#### Ground Floor Bathroom/WC

Fitted with a panelled bath with hand held mixer tap over, wc, wash hand basin, central heating radiator and tiled flooring.

#### Kitchen

13'3" x 9'4" (4.050 x 2.863)

Fitted with a Country style Kitchen with wall and base units having contrasting work surfaces over, Belfast sink unit and wood worktop, space for a range oven and fridge freezer, plumbing for washing machine, panty cupboard, central heating radiator, tiled flooring, open staircase to first floor and uPVC double glazed window and door to rear.

### FIRST FLOOR

#### Landing

Having large cupboard over the bathroom.

#### Bedroom One

11'9" x 7'8" (3.593 x 2.348)

Having wood flooring, central heating radiator and uPVC double glazed window to front

#### Bedroom Two

14'0" x 8'11" (4.277 x 2.722)

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

#### Bedroom Three

12'3" x 9'9" (3.748 x 2.985)

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

#### Ensuite Shower Room/WC

Fitted with a shower cubicle with electric shower, wc wash hand basin, central heating radiator and storage cupboard which the seller has started to convert into a sauna.

#### Externally

To the front is a lovely cottage style garden with pathway leading to the garden gate.

To the rear is an enclosed yard.

#### Agents Note

It is our understanding that there is a flying freehold at this property.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2420-1520-2996-5861>

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: £1,667.82 (Maximum 2024)

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

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

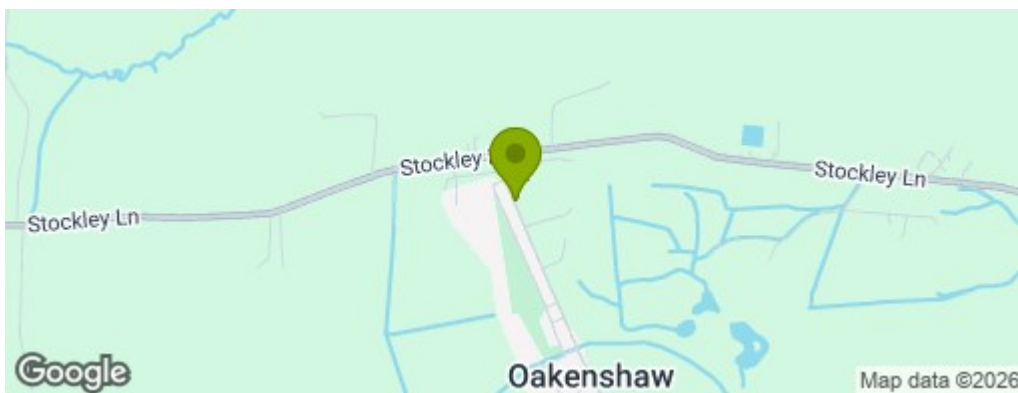
GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

01388 741174

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com