Middle Row, Woodstone Village, DH4 6BE
3 Bed - House - Mid Terrace
£127,500

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Middle Row
Woodstone Village, DH4 6BE

* BEAUTIFULLY PRESENTED * HIGHLY REGARDED WOODSTONE VILLAGE * THREE GOOD SIZED BEDROOMS * SPACIOUS LOUNGE * EXCELLENT DINING KITCHEN * PARKING FOR TWO CARS * ATTRACTIVE OUTDOOR SPACE *

Situated within the highly regarded Woodstone Village, this beautifully presented three bedroom terraced home offers spacious and well-proportioned accommodation together with attractive outdoor space and off-street parking for two vehicles. Ideally suited to a variety of buyers, particularly first-time purchasers and families, the property occupies a pleasant position with excellent access links and lovely walks and open spaces nearby.

The floorplan comprises an entrance porch leading into an excellent sized and inviting lounge, followed by a spacious dining kitchen providing plenty of room for both everyday family living and entertaining. To the first floor there are three good sized bedrooms and a family bathroom.

Externally, there is an enclosed rear yard providing useful and low maintenance outdoor space. Across the small rear lane is off-street parking for two vehicles, and some additional garden space, adding further practicality to the property.

Middle Row forms part of the popular Woodstone Village, a highly regarded residential location surrounded by attractive open spaces, countryside and a variety of pleasant walking routes. The development is conveniently positioned for access to Chester le Street, Houghton le Spring and Durham City, where a wider range of shops, supermarkets, schools and leisure facilities can be found.

Excellent road links, including convenient access to the A1(M), provide straightforward commuting throughout the region, making Woodstone Village an appealing location for families and professionals alike.

Early viewing is highly recommended.

Home

GROUND FLOOR

Porch
6'10" x 5'10" (2.1 x 1.8)

Lounge
16'4" x 14'9" (5 x 4.5)

Dining Room
16'4" x 11'1" (5 x 3.4)

FIRST FLOOR

Landing

Bedroom
11'9" x 9'2" (3.6 x 2.8)

Bedroom
11'5" x 9'2" (3.5 x 2.8)

Bedroom
7'2" x 6'10" (2.2 x 2.1)

Bathroom
6'10" x 6'6" (2.1 x 2)

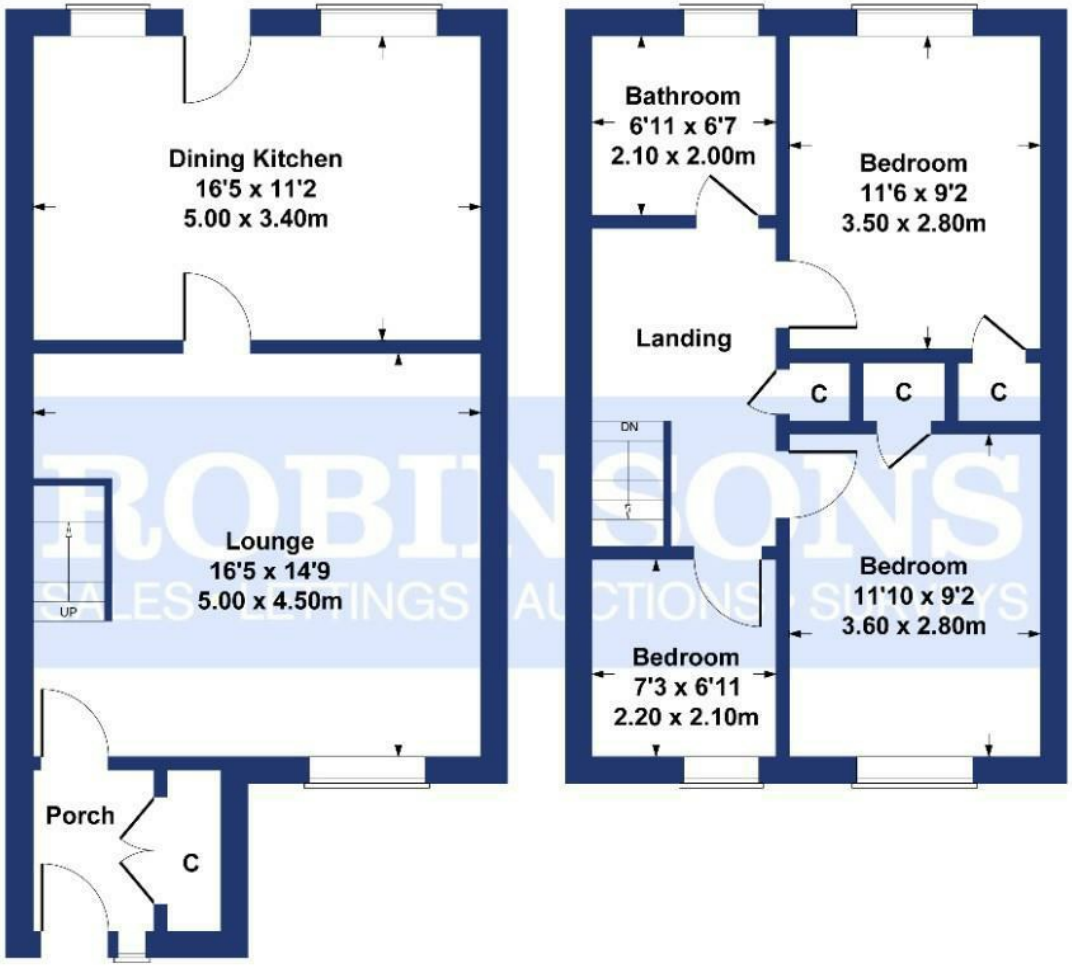
AGENT'S NOTES

Council Tax: Durham County Council, Band A
Tenure: Freehold
EPC C

Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains with meter.
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 recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No.
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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.

Middle Row

Approximate Gross Internal Area
915 sq ft - 85 sq m

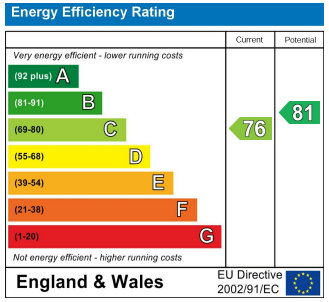


GROUND FLOOR **FIRST FLOOR**

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. 2026



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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