



Front Street East, Croxdale, DH6 5HX
3 Bed - House - End Terrace
£169,950

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Robinsons are pleased to present this exceptional three-bedroom end terraced house, situated on Front Street East in the charming village of Croxdale, Durham. This property has been thoughtfully extended and significantly improved, making it an ideal choice for young couples, families, first-time buyers, or even older couples looking to downsize.

The location is particularly advantageous, as it is conveniently close to local amenities, bus routes, and schools. Additionally, the bustling Spennymoor town centre is just a short distance away, and Durham city centre can be reached in approximately ten minutes by car.

Upon entering the property, you are welcomed by a spacious hallway that leads to a generous lounge, perfect for relaxation. The lovely family room features a log-burning stove, creating a warm and inviting atmosphere. The stunning open-plan kitchen and dining area is equipped with integrated appliances and another log-burning stove, making it a delightful space for entertaining. A useful utility room adds to the practicality of this well-designed home.

On the first floor, you will find three good-sized bedrooms, two of which benefit from fitted wardrobes, providing ample storage. The beautifully appointed four-piece bathroom completes this level, offering both style and comfort.

Externally, the property boasts an enclosed rear yard, ideal for outdoor enjoyment, along with a large garage/workshop that presents a wealth of possibilities for hobbies or additional storage.

An internal viewing is highly recommended to fully appreciate the quality and charm of this well-presented home in the sought-after village of Croxdale.

EPC Rating TBC
Council Tax Band B

Lease land / garden

The land/garden to the left of the property is leased and the current owners are in the process of extending the lease, the current rent for the land is approx. £10 per year.

Hallway

Radiator, stairs to first floor, storage cupboard.

Lounge

15'8 x 12'9 max points (4.78m x 3.89m max points)
UPVC window, radiator.

Family Room

13'8 x 10'8 (4.17m x 3.25m)
Large log burning stove and beautiful surround.

Kitchen/Diner

19'9 x 12'9 max points (6.02m x 3.89m max points)
Modern wall and base units, integrated double oven, hob, extractor fan, fridge, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, uPVC windows, radiator, space for dining room table, log burning stove.

Utility Room

Plumbed for washing machine, space for under counter freezer.

Landing

Loft access, radiator.

Bedroom One

13'4 x 12'0 max points (4.06m x 3.66m max points)
Beautiful feature original fire, fitted wardrobes, radiator, uPVC window.

Bedroom Two

13'5 x 10'9 max points (4.09m x 3.28m max points)
Fitted wardrobes, radiator, uPVC window.

Bedroom Three

10'2 x 7'6 (3.10m x 2.29m)
UPVC window, radiator.

Bathroom

8'9 x 8'4 (2.67m x 2.54m)
Large bath, sperate shower cubicle, wash hand basin, W/C, uPVC window, tiled splashbacks, chrome towel radiator, radiator, uPVC window, extractor fan.

Externally

To the rear, there is a useful yard which gives access to a garage and outhouse.

Agent Notes

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

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

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

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. Accessibility/Adaptations – stair access only, no lift

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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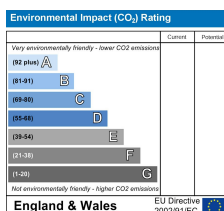
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