



High Terrace, Roddymoor, DL15 9RA
2 Bed - House - Terraced
£100,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

High Terrace

Roddymoor, DL15 9RA

* NO FORWARD CHAIN * RECENTLY REFURBISHED * GARDEN *

Robinsons are delighted to offer to the sales market, with the added advantage of no onward chain, this beautifully renovated two-bedroom mid-terrace home. Finished to an exceptional standard throughout, the property boasts stylish contemporary décor, modern flooring, and high-quality kitchen and bathroom fittings, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The well-presented accommodation comprises a welcoming lounge overlooking the front garden, a spacious dining room with useful understairs storage, and a modern fitted kitchen featuring a range of wall, base and drawer units, integrated oven and hob, and space for additional appliances.

To the first floor are two well-proportioned bedrooms and a contemporary bathroom fitted with a modern three-piece suite.

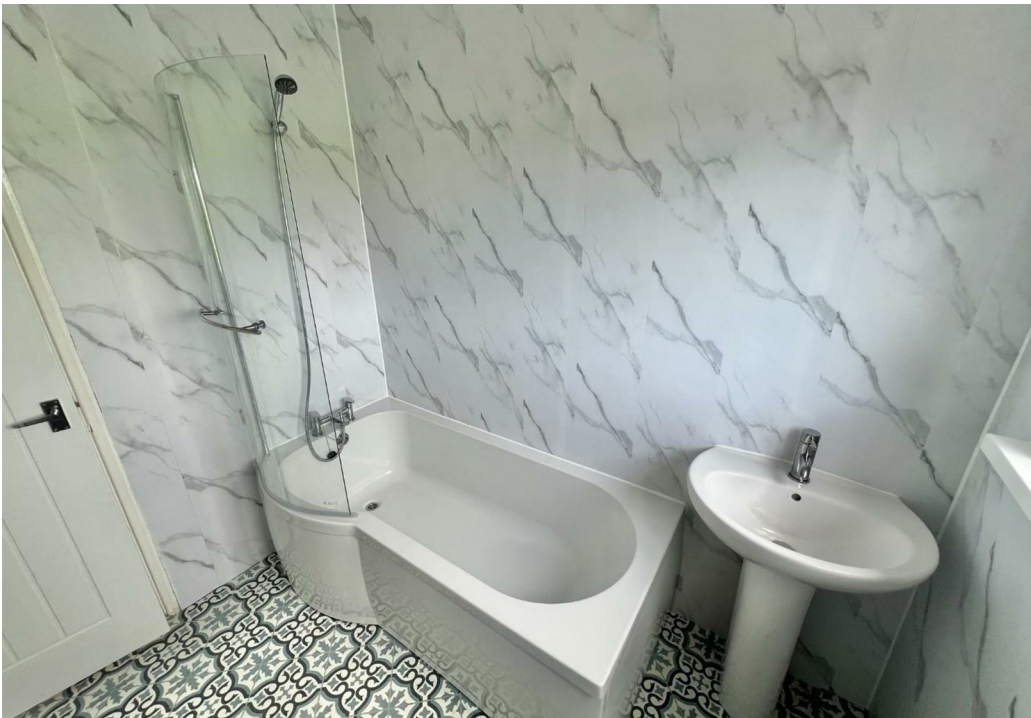
Externally, the property benefits from a lawned front garden with potential to create off-road parking and a garage, subject to any necessary permissions and similar to neighbouring properties. To the rear is a private enclosed yard, providing a low-maintenance outdoor space.

The property is situated in the popular village of Roddymoor, conveniently located close to Crook town centre and within easy reach of the picturesque Weardale countryside. A wide range of local amenities, schools and transport links are available nearby.

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an appointment to view.









Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Property Construction – Standard

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

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – being applied for NA

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

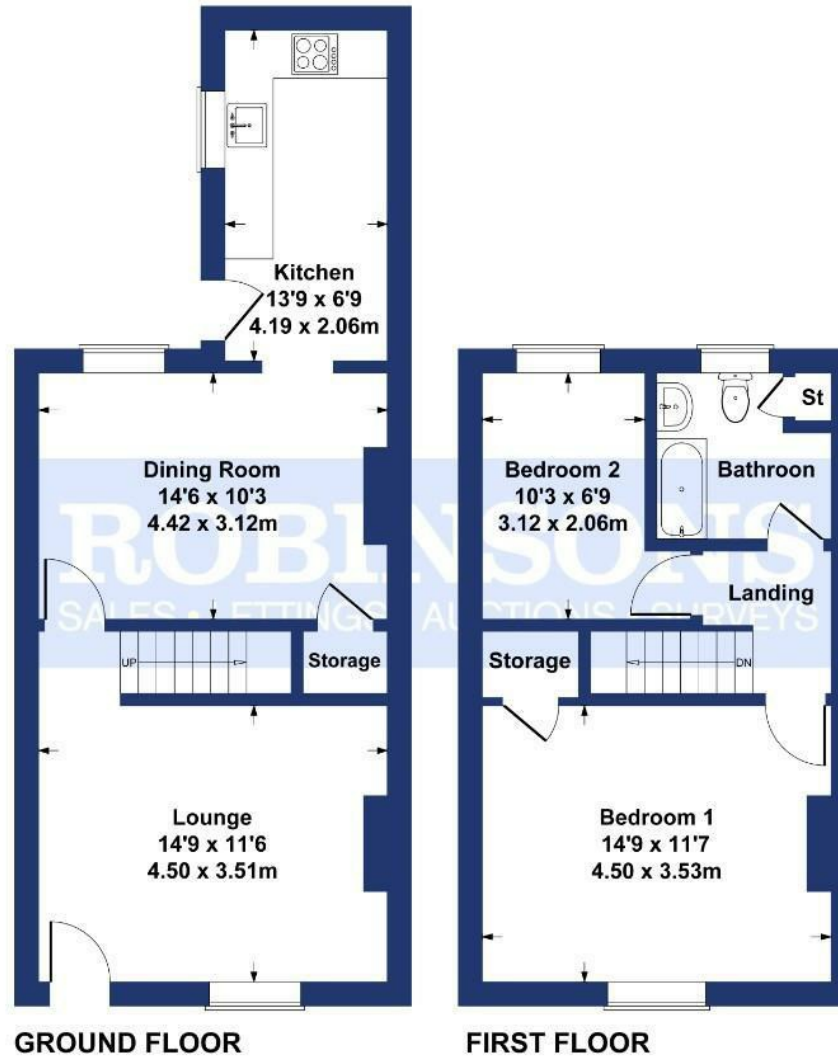
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

High Terrace Roddymoor

Approximate Gross Internal Area
831 sq ft - 77 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
EU Directive 2002/91/EC			

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.



Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

