



Newton Grange, Toronto, DL14 7RP  
2 Bed - House - Mid Terrace  
£105,000

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Nestled in the charming semi-rural village of Toronto, just a mile north-west of Bishop Auckland, this immaculately presented two-bedroom mid-terrace house offers a delightful blend of comfort and convenience. The property is ideally situated, with excellent public transport links providing easy access to neighbouring towns and villages. For those who commute, the nearby A689 connects seamlessly to the A688 and the A1(M), making travel both north and south a breeze.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a ground floor cloakroom/WC, a fitted kitchen, and a well-proportioned lounge. The lounge is particularly inviting, featuring French doors that open directly onto the garden, creating a perfect space for relaxation or entertaining.

The first floor comprises two ample-sized bedrooms, providing plenty of room for family or guests, along with a family bathroom that caters to all your needs. The property is warmed by gas central heating and benefits from uPVC double glazing throughout, ensuring a warm and energy-efficient home.

Externally, the property boasts a driveway for one vehicle at the front, while the rear features a low-maintenance garden, ideal for those who prefer to spend their time enjoying their home rather than maintaining it.

This ready-to-move-into property is offered for sale with no onward chain, making it an attractive option for a variety of purchasers. We highly recommend an early viewing to fully appreciate all that this lovely home has to offer.



## GROUND FLOOR

### Entrance Hall

### Lounge

13'1" x 10'0" (4.01 x 3.05)

### Kitchen

11'3" x 6'5" (3.45 x 1.98)

### WC

## FIRST FLOOR

### Landing

### Bedroom 1

13'1" x 10'0" (4.01 x 3.07)

### Bedroom 2

11'3" x 6'3" (3.43 x 1.93)

### Bathroom

## EXTERNAL

## AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

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

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 – 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 – None

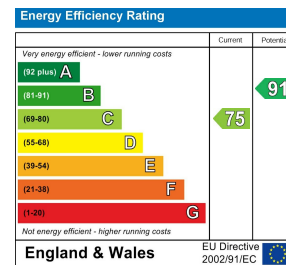
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.







Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.