

**Manor Street, Evenwood, DL14 9QB**  
**2 Bed - House - Terraced**  
**£60,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Located on Manor Street in the village of Evenwood, this two-bedroom terraced house presents an excellent opportunity for those seeking a property with potential. The home features two reception rooms perfect for relaxation or entertaining guests, alongside two comfortable bedrooms and first floor bathroom.

While the property does require some updating, its location is a significant advantage. Residents will find themselves within easy reach of essential local amenities, including a primary school, village shop, cafés, and a doctors' surgery, all contributing to a convenient lifestyle. For those seeking a broader range of services, the bustling town of Bishop Auckland is a mere four miles away, offering an array of supermarkets, secondary schools, popular retail stores, and various dining options.

Commuters will appreciate the excellent transport links, with the A688 providing direct access to the A1(M) in both directions, facilitating travel to nearby towns and attractions. The historic city of Durham, located approximately 15 miles away, further enhances the appeal of this location, boasting a vibrant selection of restaurants, shops, and both indoor and outdoor markets.

This property is offered with no onward chain, making it an ideal choice for first-time buyers or investors looking to add to their portfolio. With its promising location and potential for personalisation, this terraced house is a wonderful opportunity to create a comfortable home in a friendly community.

## GROUND FLOOR

### Entrance Lobby

### Entrance Hall

### Lounge

13'1" x 13'1" (4.01 x 3.99)

### Dining Room

13'5" x 12'10" (4.11 x 3.93)

### Kitchen

12'0" x 5'10" (3.66 x 1.78)

## FIRST FLOOR

### Landing

### Bedroom 1

16'8" x 12'11" (5.09 x 3.95)

### Bedroom 2

12'11" x 10'5" (3.95 x 3.18)

### Bathroom

## EXTERNAL

## AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 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 – no

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.

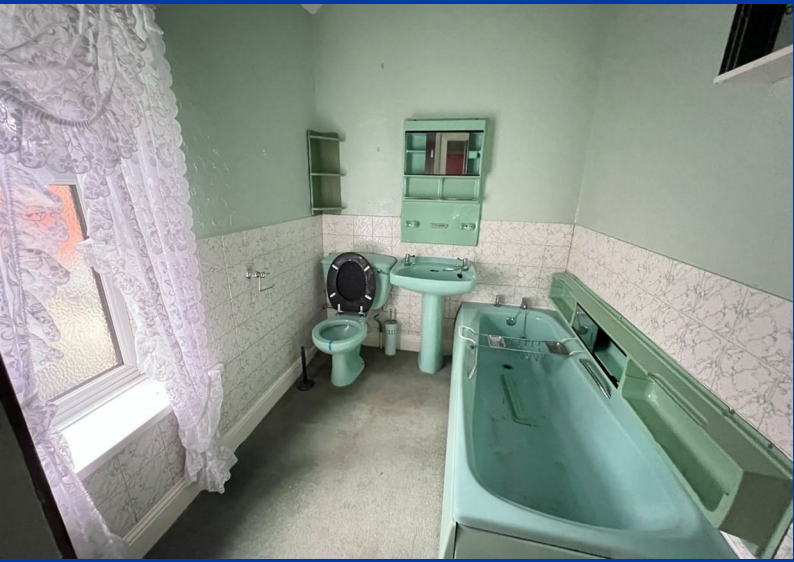
Accessibility/Adaptations – n/a

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.







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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		
EU Directive 2002/91/EC		

## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDGEFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk