



Front Street, Rookhope, DL13 2BA  
3 Bed - Bungalow - Detached  
£189,950

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# Front Street Rookhope, DL13 2BA

\* NO FORWARD CHAIN \*

Welcome to this charming, stone built three bedroom detached bungalow located on Front Street in the picturesque village of Rookhope. The property is being sold with the benefit of no forward chain.

This delightful property boasts a spacious reception room, three cosy bedrooms, and a well-maintained bathroom, offering comfortable living spaces for you and your family. The bungalow's layout is ideal for those seeking single-level living or looking to downsize without compromising on space. The property is warmed by a oil central heating boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch, kitchen which is fitted with a range of wall, base and drawer units with space for appliances. Lounge with log burner and window to front and side aspect, both enjoying a pleasant outlook. Inner hallway which gives access to three bedrooms and the bathroom.

One of the standout features of this property is the stunning countryside views that can be enjoyed from both inside the home and the enclosed garden.

The garden is enclosed and is tiered with paved patio areas, lawned areas and a timber summer house which enjoys the countryside views.

Rookhope is a popular village in upper Weardale, an 'Area of outstanding natural beauty' and is surrounded by an abundance of walking routes. Other villages are close by including St Johns Chapel and Stanhope.

Contact us today to arrange a viewing.













### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Oil central heating  
EPC Rating: TBC  
Tenure: Freehold

Durham Council Tax Band: B  
Annual Price: £1,984.00  
Broadband  
Superfast  
78 Mbps  
Mobile Signal Average

### Disclaimer

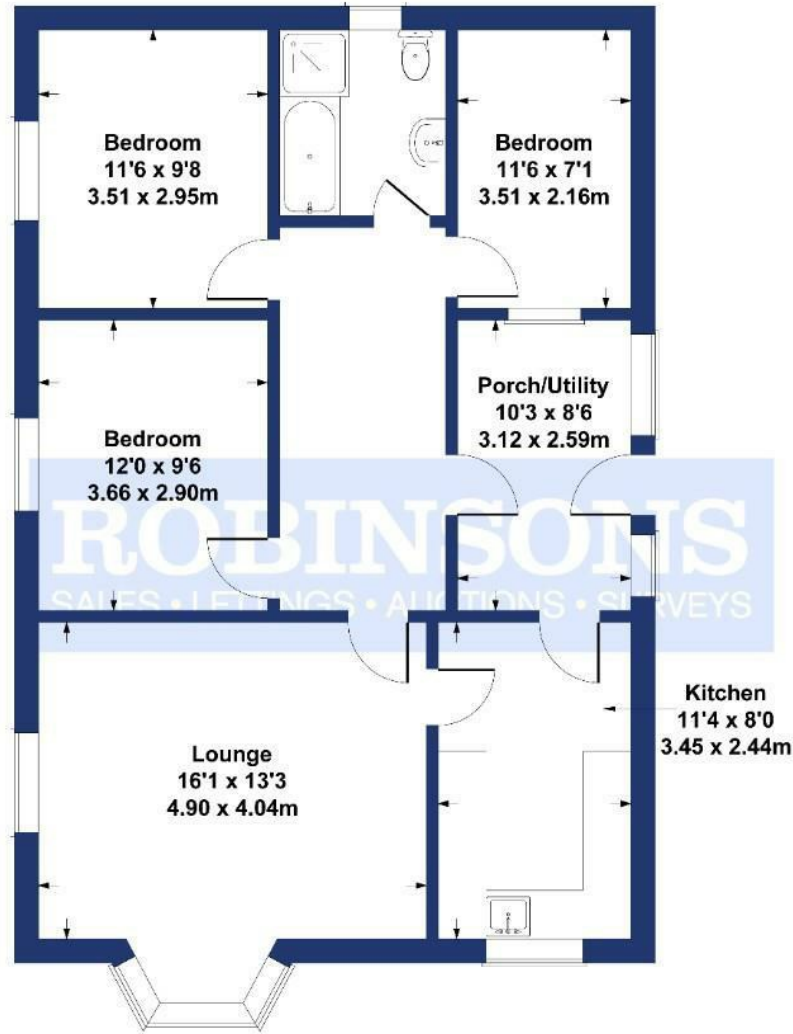
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





# Front Street Rookhope

Approximate Gross Internal Area  
937 sq ft - 87 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. 2024

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) A                                 |  |                         |           |
| (81-81) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         | 63        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  | 30                      |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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.



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