



White Kirkley, Frosterley, DL13 2SS  
2 Bed - Cottage - Terraced  
Offers Over £170,000

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

# White Kirkley Frosterley, DL13 2SS

\* SOUTH/WEST FACING GARDEN WITH OUTBUILDING \* COUNTRYSIDE VIEWS \* BEAUTIFULLY PRESENTED THROUGHOUT \* POPULAR LOCATION \* VIEWING HIGHLY RECOMMENDED \*

Robinsons have the pleasure of offering to the sales market this attractive, stone built two bedroom cottage. The cottage has charming features throughout, including a solid fuel stove with exposed stone chimney breast, solid wood exposed beams and flooring and much more. The house is warmed by oil central heating and has double glazed windows.

The internal accommodation comprises; spacious lounge with staircase to the first floor landing, solid fuel stove, wood flooring and beamed ceiling. The lounge leads to the dining area which has space for a dining table and has door to the rear garden. Kitchen which is fitted with a range of a solid wood bespoke units with space for appliances.

To the first floor there are two bedrooms which both have pleasant countryside views to the front and rear aspect. The rear bedroom is being used currently as a second lounge. Shower room with three piece suite, this room has a large storage cupboard which could be removed to create more space for a bath.

Outside the cottage has a South/West facing garden which is laid to lawn with a paved patio area. At the bottom of the garden there is a outbuilding which could be used for many purposes and has hot and cold water supply, lighting and electric sockets.

White Kirkley is a small Hamlet on the outskirts of Frosterley village, it is the ideal starting point for many countryside walks and is surrounded by an abundance of lovely countryside views. Frosterley village has primary school, grocery store and public house, it is on a bus route giving access to neighbouring towns and villages.

Contact Robinsons for further information and to arrange an internal viewing.













#### Agent notes

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

Durham Council Tax Band: B  
Annual Price: £1984.00  
Broadband  
Basic  
28 Mbps  
Mobile Signal: Average

#### Disclaimer

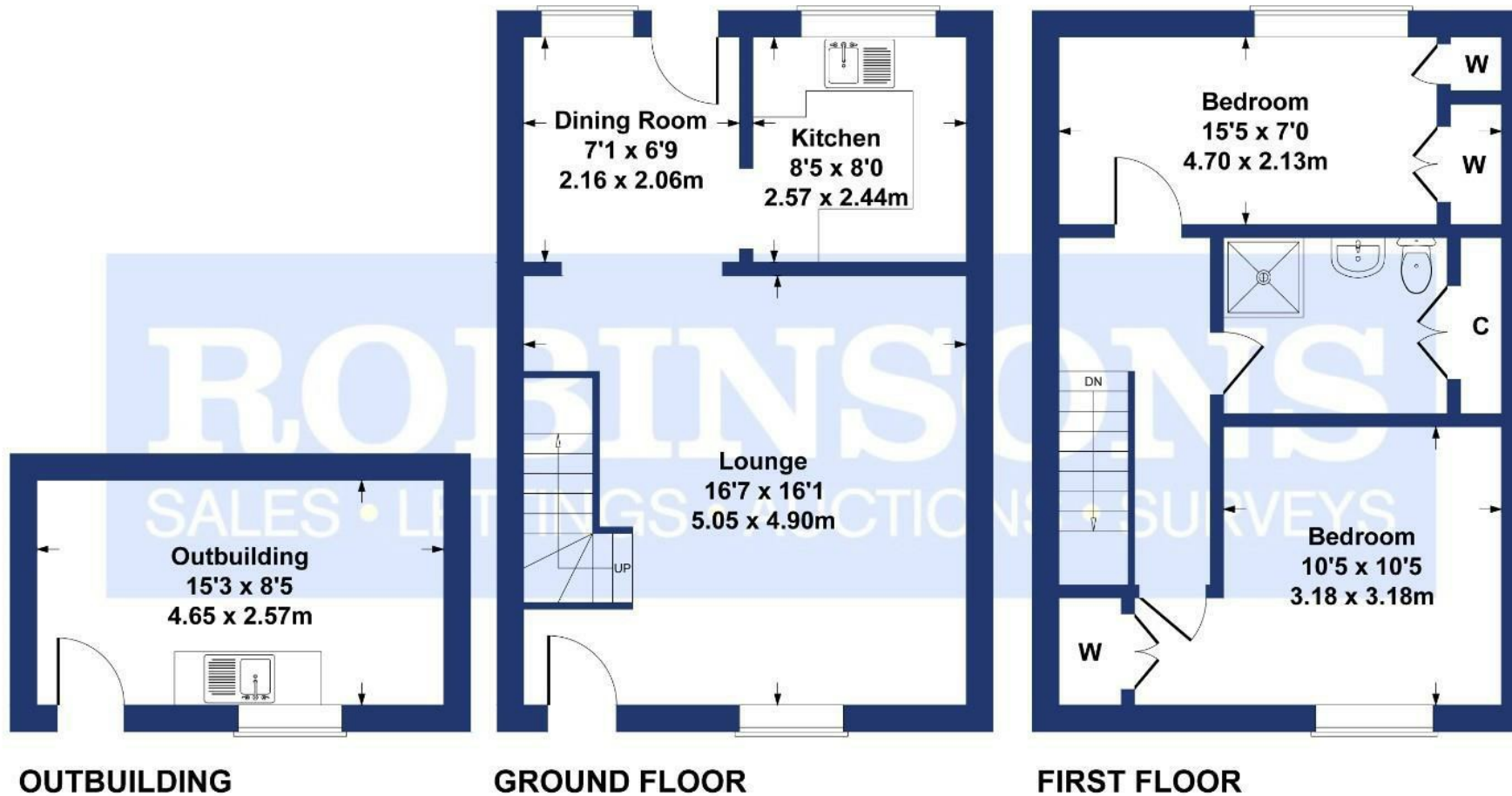
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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





# White Kirkley

Approximate Gross Internal Area  
958 sq ft - 89 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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		42	76
		EU Directive 2002/91/EC	

### 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

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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