



, Fir Tree, DL15 8EA
4 Bed - Bungalow - Detached
£340,000

ROBINSONS
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Fir Tree, DL15 8EA

Robinsons have the pleasure of offering to the sales market this well designed four bedroom detached bungalow. The property sits on a generous size plot with ample off road parking, enclosed mature gardens and a garage.

The bungalow has been well cared for and improved by the current owners, having a sun room extension to the rear, and re-fitted kitchen, the property should prove to be a fantastic purchase for a number of buyers.

The spacious layout creates a versatile home, having four bedrooms and two reception rooms. In further details the accommodation comprises; entrance porch, hallway and cloakroom/WC. Lounge with window to front and two side aspect and electric fire. Four well proportion bedrooms, one currently being used as a dining room, two bedrooms having built in wardrobes. Bathroom with four piece suite, including bath and separate shower cubicle.

Re-fitted kitchen with a range of quality wall, base and drawer units with integrated appliances, including hob and oven, dishwasher and fridge/freezer, breakfast bar. Useful utility room with space for washing machine, wash hand basin and further storage space.

To conclude the internal accommodation there is an sun room extension which enjoys views over the rear garden and would be ideal for many purposes including a dining room or second sitting room.

Located in the sought after semi rural village of Fir Tree which has two pubs, the Duke of York and The Fir Tree Country Hotel and a petrol station; the village, on the A68 trunk road is approximately two miles from the market town of Crook and within 6 miles of the larger Bishop Auckland. Schooling can be found in Howden Le Wear which is the neighbouring village and has a post office/village shop.













VIEWINGS

Viewings are by appointment only, please contact Robinsons to arrange yours.

Agent Notes

Council Tax: Durham County Council, Band D £2551.00

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 – Oil

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 – 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.

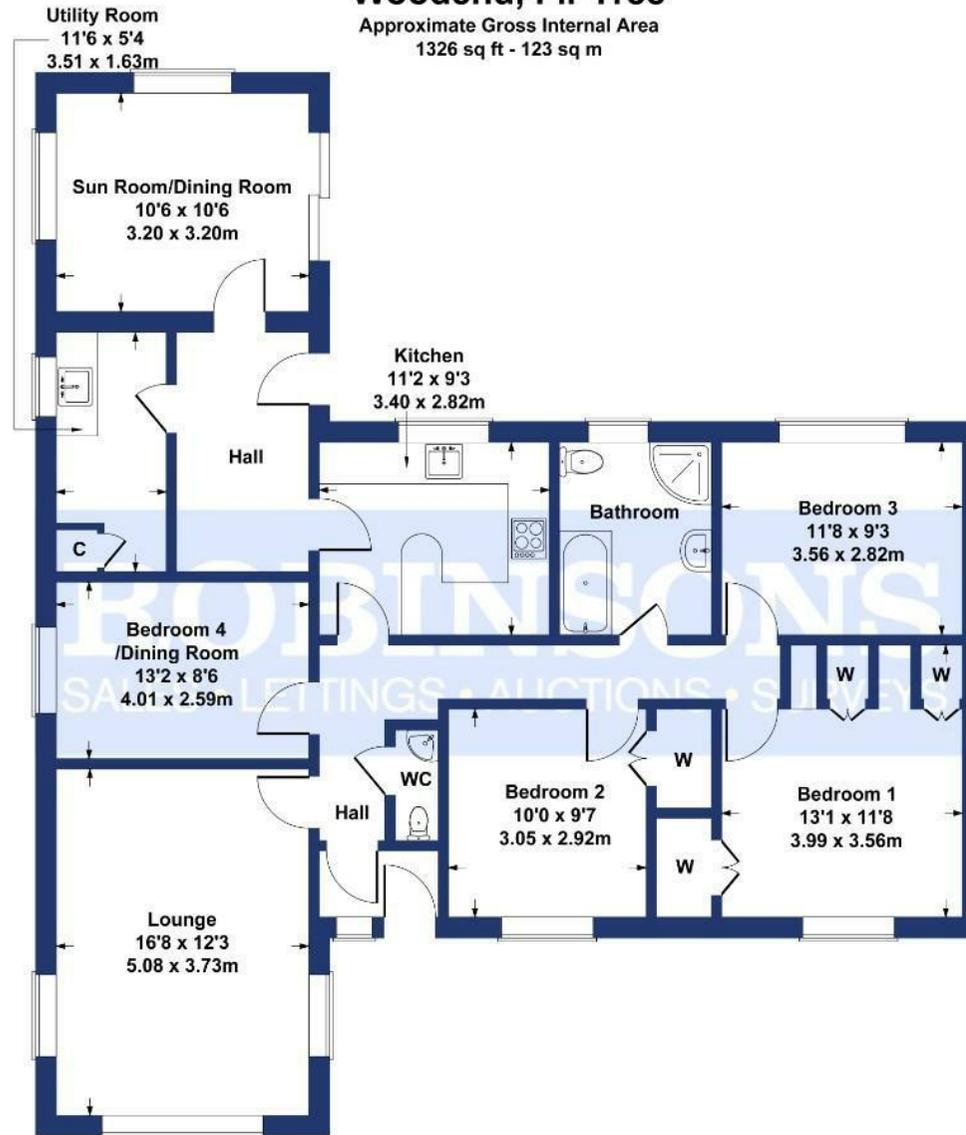
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



Woodend, Fir Tree

Approximate Gross Internal Area
1326 sq ft - 123 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F	29	
(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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