



High Grange, DL15 8AS
2 Bed - House - Mid Terrace
£75,000

ROBINSONS
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High Grange , DL15 8AS

* NO FORWARD CHAIN *

Robinsons have the pleasure of offering to the sales market this spacious two bedroom mid terrace house, located in High Grange just a short driving distance away from Bishop Auckland and Crook and surrounded by beautiful countryside. The house is warmed by LPG gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch leading to the open plan reception room which is a generous size and has ample space for seating and dining furniture. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances.

To the first floor there are two well-proportioned bedrooms and a bathroom.

Outside there is an enclosed garden to the front and enclosed yard to the rear.

The house is located within walking distance of a bus stop and a wide range of amenities, schooling and further transport links can be found in the neighbouring towns of Howden Le Wear, Crook and Bishop Auckland.

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









AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1748 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 - LPG not mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – LPG 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/yes/NA

Probate – being applied for / granted / 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.

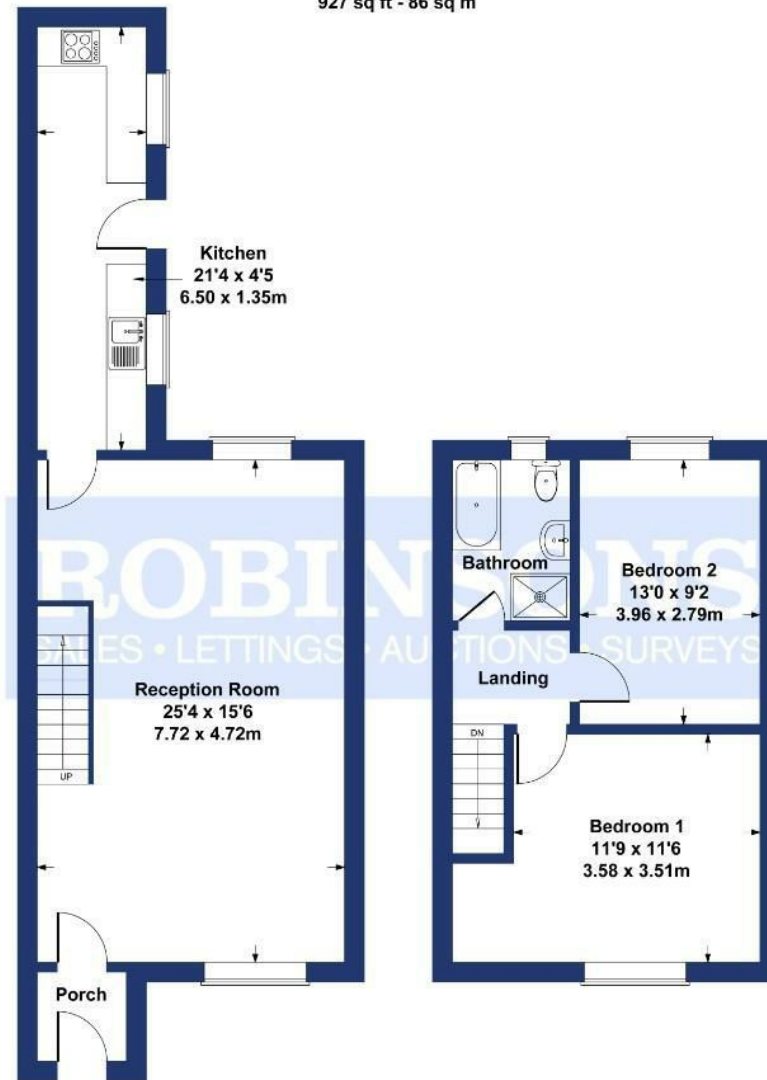
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

High Grange Crook

Approximate Gross Internal Area
927 sq ft - 86 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		100
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E	43	
(21-28)	F		
(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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