



, Rookhope, DL13 2BG
3 Bed - Bungalow - Detached
£350,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Rookhope, DL13 2BG

* NO FORWARD CHAIN * GOOD SIZE PLOT WITH GARDENS AND AMPLE OFF ROAD PARKING * GARAGE/WORKSHOP * SPACIOUS LIVING ACCOMODATION * RECENTLY DECORATED * BEAUTIFULLY PRESENTED THROUGHOUT * VIEWING HIGHLY RECOMMENDED *

We are excited to offer to the sales market with the benefit of no forward chain, this impressive three bedroom detached bungalow which sits on a generous size plot surrounded by gardens and ample off road parking. The property has a garage/workshop which we think may have potential for conversion. The bungalow enjoys a pleasant position in Rookhope with countryside views.

The property is warmed by oil central heating and has double glazed windows. The internal accommodation comprises; entrance hallway, kitchen/dining room which is extensively fitted with a range of wall, base and drawer units with space for appliances and dining table. Lounge/dining room which is a generous size and enjoys views over the gardens, rear hallway giving access to the garden. Inner hallway with windows and 'Velux' style roof windows and leads to three spacious bedrooms, the main having an en-suite shower room. To conclude the accommodation there is a family bathroom with four piece suite including a bath and separate shower cubicle.

The bungalow is surrounded by gardens to three sides. At the front there is large space for off road parking. The rear and side gardens are enclosed and mainly laid to lawn with patio areas, it has a good degree of privacy, not being directly overlooked. The garage/workshop has timber doors opening to allow access and we feel may have potential for conversion with the correct planning and consent.













LOCATION

The bungalow is well positioned in the popular village of Rookhope and enjoys countryside views. The village is surrounded by fantastic countryside views and walking routes. It is on a bus route which gives access to other neighbouring towns and villages, including St Johns Chapel and Stanhope which has a range of shopping facilities.

VIEWINGS

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

Agents notes

The sellers have advised that they would consider selling the furniture, which would be a separate negotiation.

Agents Notes

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Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil central heating

Tenure: Freehold

EPC Rating: F

Durham Council Tax Band: C

Annual Price:

£1,959 (min)

Broadband

Basic

2 Mbps

Superfast

69 Mbps

Mobile Signal: Poor/Good

Disclaimer

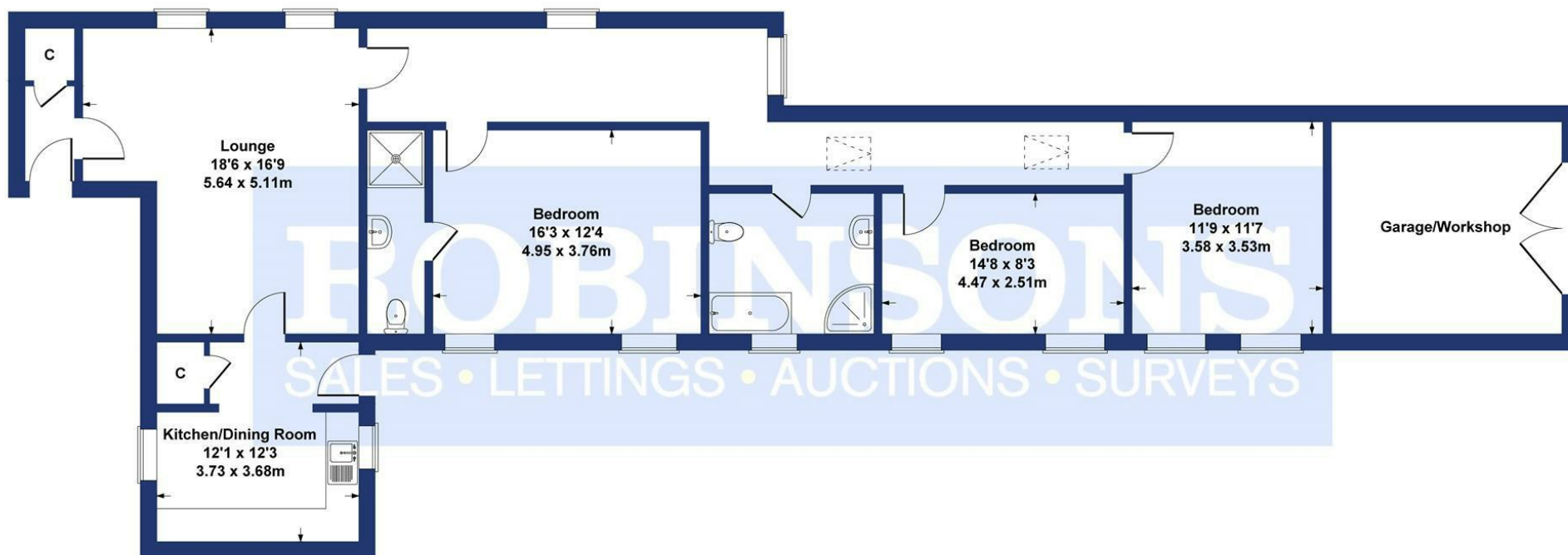
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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





McCrishner Cottage

Approximate Gross Internal Area
1540 sq ft - 143 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(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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