



Castle View, North Bitchburn, DL15 8AH  
2 Bed - House  
Offers In The Region Of £110,000

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



# Castle View

## North Bitchburn, DL15 8AH

\* NO ONWARD CHAIN \* EPC RATING - B \* GARAGE/WORKSHOP \* CELLAR \* RE-FITTED KITCHEN AND BATHROOM \* SOLAR PANELS AND ELECTRIC RADIATORS \* COUNTRYSIDE VIEWS \*

Located in the popular village of North Bitchburn we are delighted to bring to the sales market with no onward chain, this two bedroom end terrace house. The property has undergone a programme of refurbishment in recent years and benefits from re-fitted kitchen and bathroom, solar panels to the roof and electric radiators. The house has a cellar and a large garage/workshop to the rear.

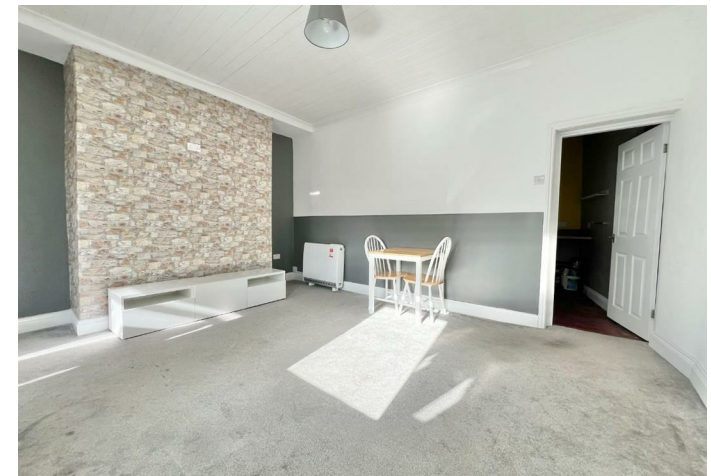
The internal accommodation comprises; entrance porch. Lounge with window to the front aspect. Kitchen with a range of wall, base and drawer units with integrated hob, oven and extractor hood and space for other appliances and dining table. A staircase gives access to the cellar. Porch which gives access to the rear of the house.

To the first floor there are two bedrooms and a shower room which has a three piece suite, including a walk-in shower enclosure with electric shower.

Outside the house has an enclosed garden to the front which enjoys pleasant countryside views. At the rear of the house there is a driveway and garage/workshop which has electric and lighting.

North Bitchburn is well positioned on the outskirts of Crook and Bishop Auckland and is surrounded by pleasant countryside views and walks. There is schooling and a grocery store in Howden Le Wear which is the next village along which can be reached by a short walk. A larger range of shopping amenities can be found in Crook and Bishop Auckland which are within a short drive away.

An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.















## AGENT NOTES

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Electric

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 – yes

Probate – being applied for N/A

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.

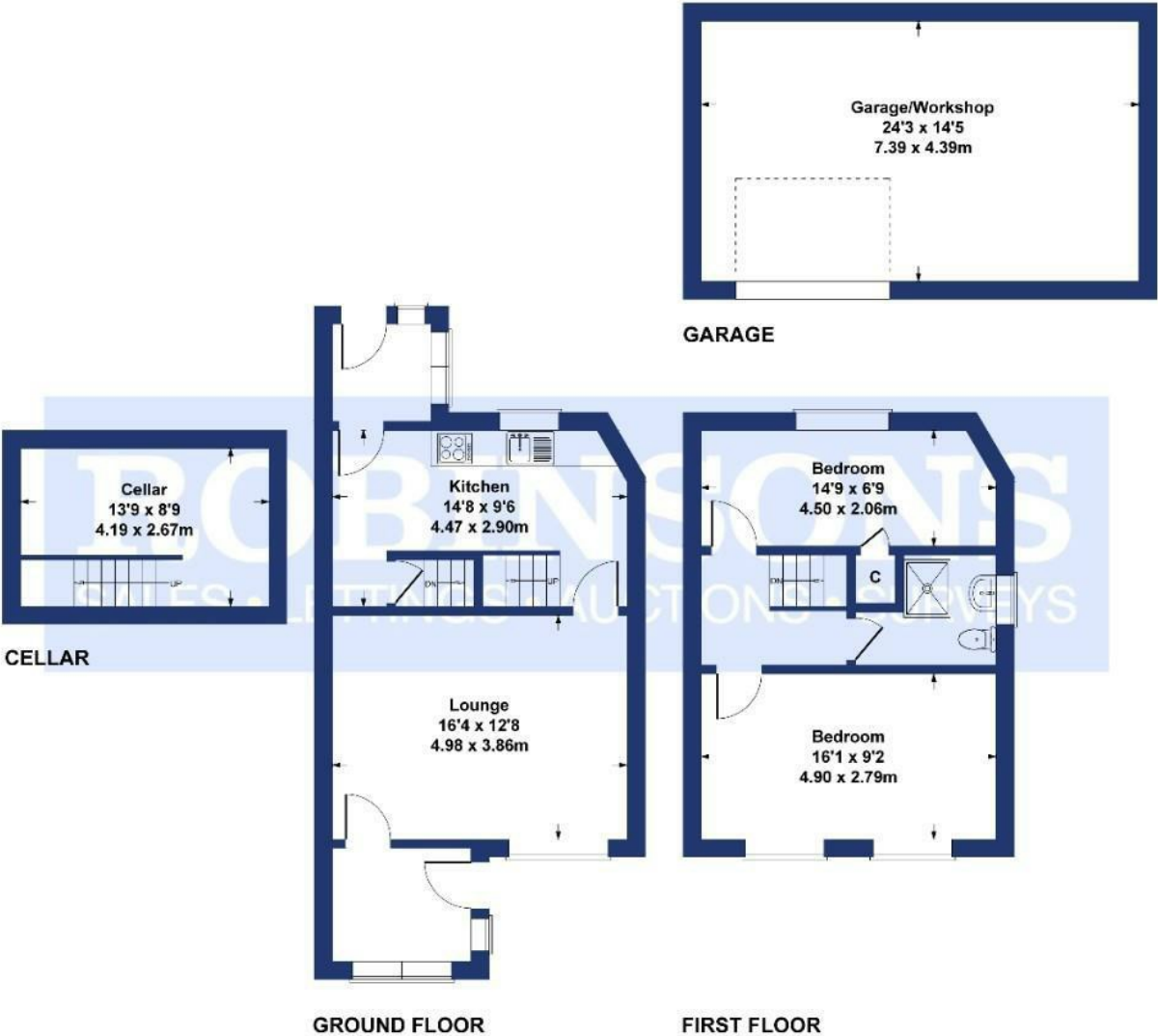
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Castle View, North Bitchburn

Approximate Gross Internal Area  
1290 sq ft - 120 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	81	87
	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.

