



High Grange, DL15 8AS
5 Bed - House - Mid Terrace
£260,000

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High Grange , DL15 8AS

Robinsons are delighted to bring to the sales market this impressive, larger-than-average, double-fronted five-bedroom home, located in the popular village of High Grange. Offering spacious and versatile living accommodation, this property is ideal for a growing family, with five generously sized double bedrooms and three reception rooms.

The property benefits from oil-fired central heating and double-glazed windows, with both the roof and kitchen having been newly fitted in summer 2023.

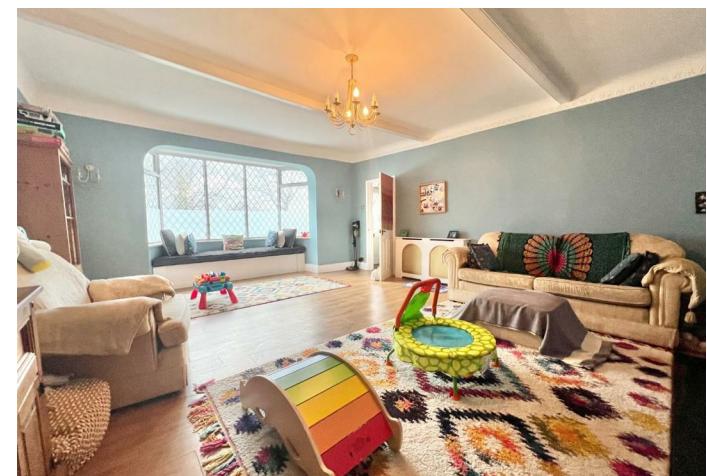
Upon entering, a welcoming hallway with a staircase to the first floor provides access to three versatile reception rooms. These spaces could be used as a formal dining room, children's playroom, or lounge areas, with two rooms featuring charming solid fuel stoves. The kitchen is fitted with a modern range of wall, base, and drawer units, complemented by integrated appliances. The ground floor also includes a cloakroom/WC, a practical utility room with space for a washing machine, and a garden room, perfect for coats and boots, with direct access to the rear garden.

The first-floor landing leads to all five bedrooms, each well-proportioned. The principal bedroom features a built-in wardrobe and en-suite bathroom, while the family bathroom comprises a four-piece suite, including a corner bath, shower enclosure, wash hand basin, and WC.

Externally, the property benefits from a forecourt garden to the front. The enclosed rear garden is mainly laid to lawn and includes block-paved patio areas, with gated access for convenience and security.

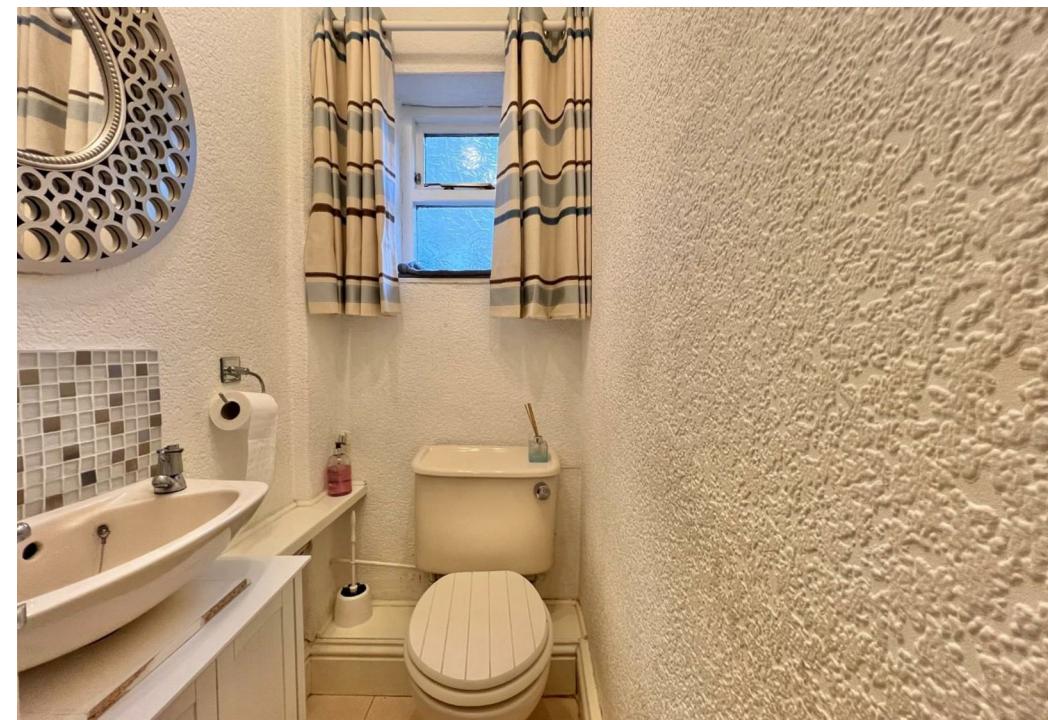
High Grange is ideally situated between Crook and Bishop Auckland, with regular bus services and surrounded by open countryside. Nearby Howden Le Wear offers local amenities including a school, post office, and petrol station, while a wider range of facilities can be found in Crook and Bishop Auckland.

For further information or to arrange a private viewing, please contact Robinsons.













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

Gas Supply - None

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Oil 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 licensing 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 – TBC

Energy Performance Certificate - D

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.

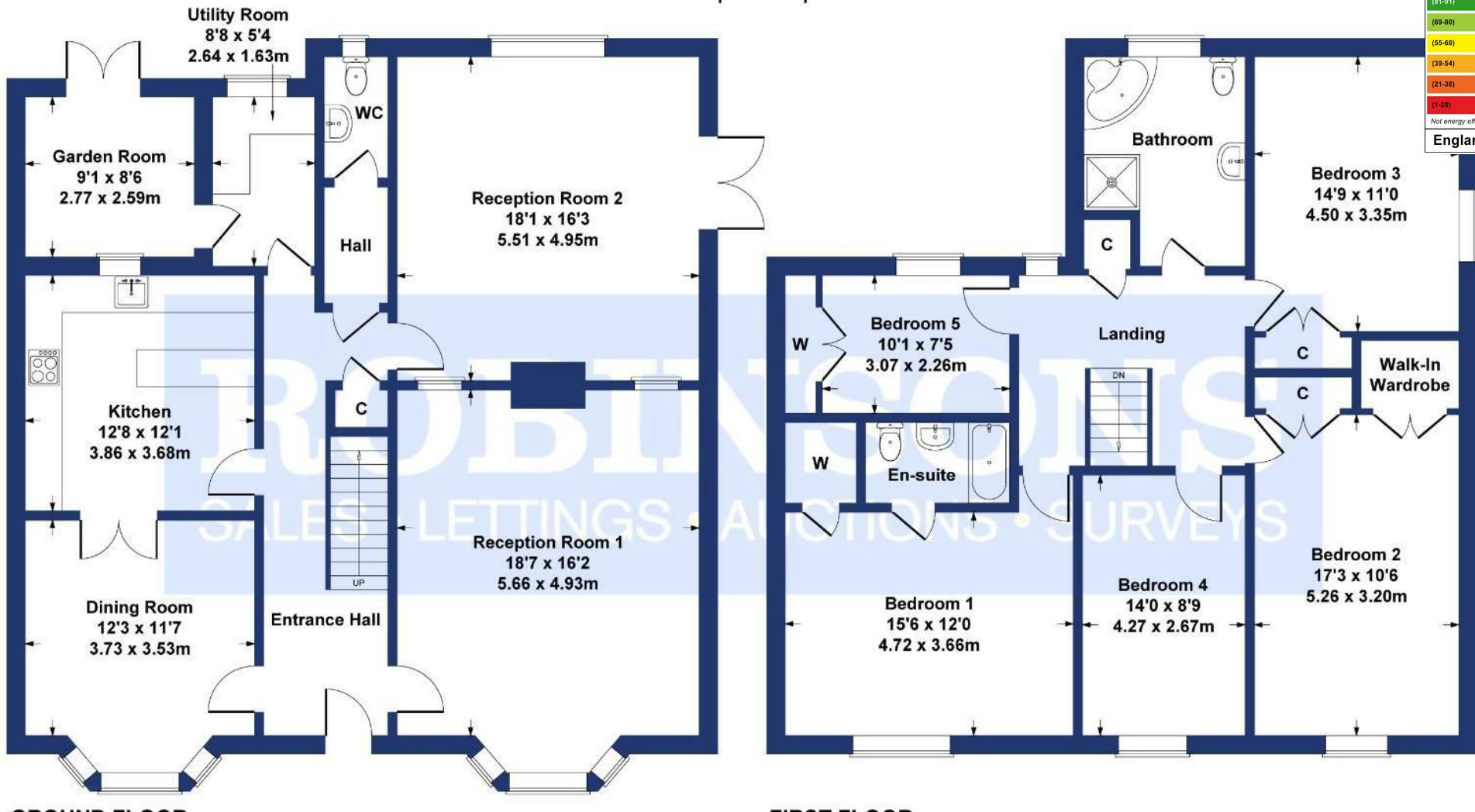
HMRC Compliance: HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



High Grange Crook

Approximate Gross Internal Area

2447 sq ft - 227 sq m



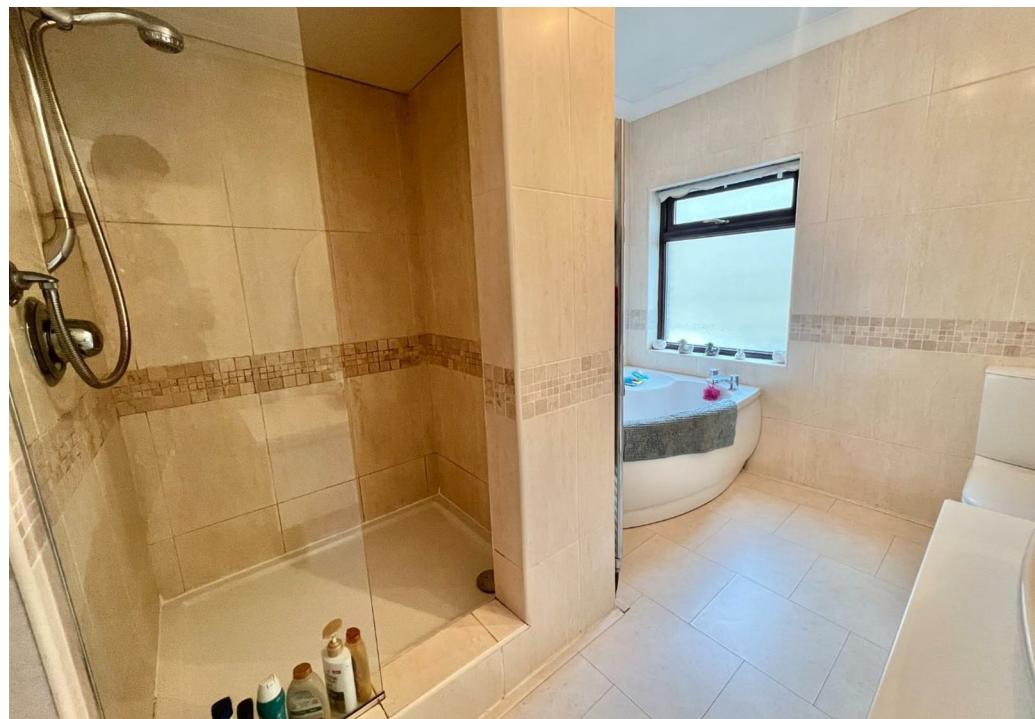
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
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







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