Hood Street, St. Johns Chapel, DL13 1QP
3 Bed - House - Semi-Detached
£220,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Hood Street
St. Johns Chapel, DL13 1QP

* DRIVEWAY * ENCLOSED REAR GARDEN *

Robinsons are delighted to offer to the sales market this delightful three bedroom stone-built end terrace house, benefiting from off-road parking and an enclosed rear garden. The property is well presented throughout and offers comfortable accommodation with a number of attractive features, including solid fuel heating, double glazed windows, exposed beams and a useful utility room. The loft is also part boarded and benefits from a pull-down ladder, providing excellent additional storage space.

The internal accommodation comprises; entrance vestibule leading into the lounge, which features a solid fuel stove, exposed beams and staircase to the first floor. There is ample space for a range of seating furniture. The kitchen is fitted with a range of wall, base and drawer units, incorporating an integrated hob and oven, together with space for a dining table.

A particularly useful addition is the utility and storage room, which was originally a WC and could potentially be converted back if required. It currently provides excellent space for housing the washing machine and tumble dryer, along with additional storage.

To the first floor there are three well-proportioned double bedrooms and a bathroom fitted with a three-piece suite comprising shower over bath, wash hand basin and WC. A loft hatch with pull-down ladder provides access to the attic, which is part boarded and offers further useful storage.

Externally, there is a gravelled driveway to the side of the property providing valuable off-road parking. To the rear is a private, enclosed garden, mainly laid to lawn and featuring a timber pergola. A private garden and off-road parking can be difficult to find in Upper Weardale, making this a particularly attractive feature of the property.

Family is what makes
a house feel at Home

Location

The property is conveniently situated in the popular village of St John's Chapel in Upper Weardale. The village offers a range of amenities including a primary school, grocery store, public house, as well as being served by a regular bus route providing access to neighbouring villages and towns, including Stanhope.

For those requiring access to larger towns, Crook, Consett and Bishop Auckland are all within a reasonable driving distance.

An early internal inspection is highly recommended to appreciate the accommodation, location and outdoor space on offer.

Agent Notes

Council Tax: Durham County Council, Band B - Approx. £2039 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 - None
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Solid fuel
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 – 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 . 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.

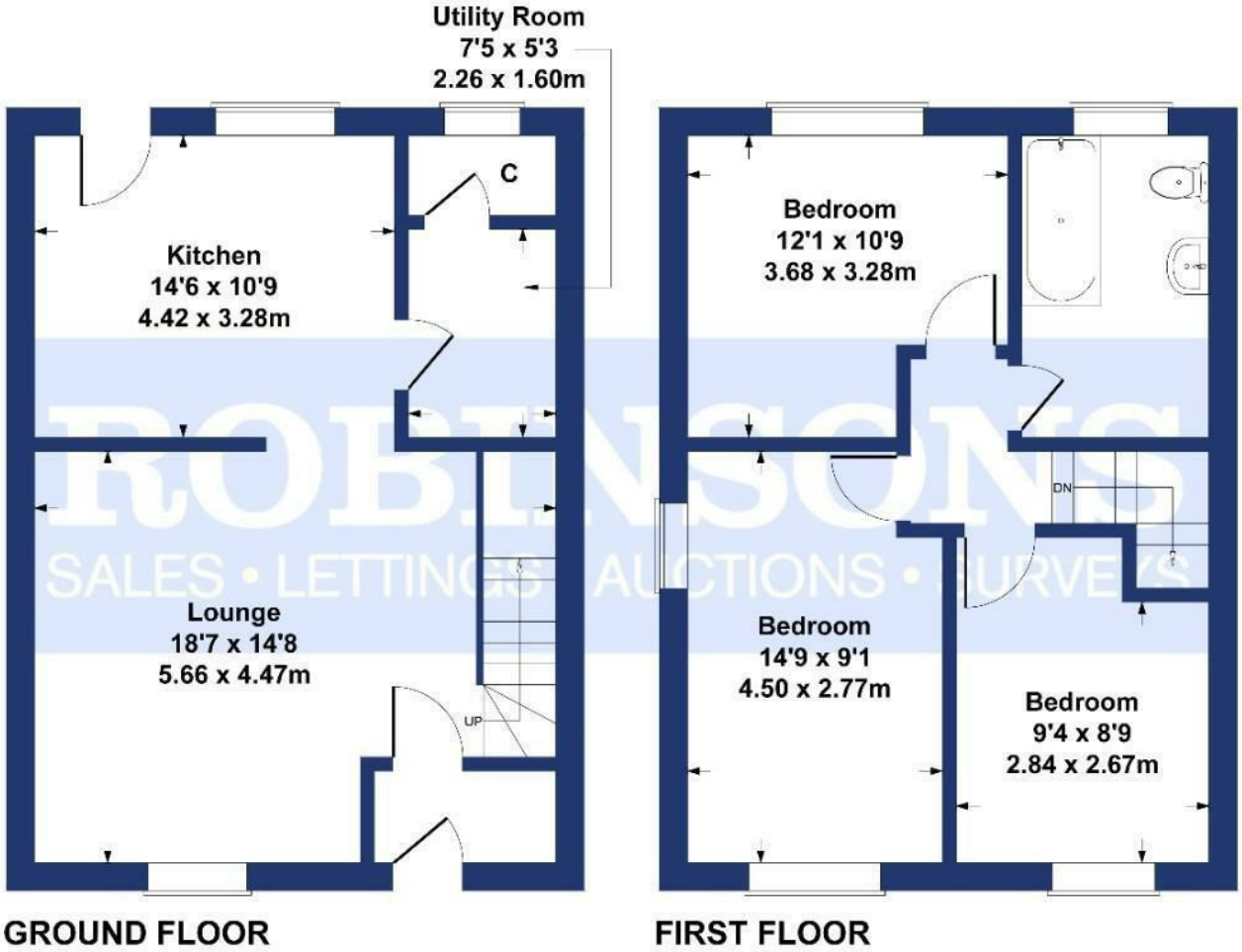
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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

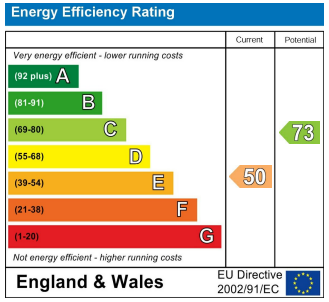
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

BLK BOX
METIS

Hood Street St Johns Chapel

Approximate Gross Internal Area
963 sq ft - 89 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

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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