



Britton Hall, Westgate, DL13 1LN  
3 Bed - House - Mid Terrace  
£230,000

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# Britton Hall

## Westgate, DL13 1LN

Robinsons are delighted to offer to the sales market this well-proportioned three-bedroom home, located in the picturesque Weardale village of Westgate. The property has undergone a programme of refurbishment in recent years, including a re-fitted kitchen and bathrooms. It also benefits from double glazing throughout and is heated via an air source heat pump.

The internal accommodation briefly comprises an entrance hallway leading to a spacious lounge/dining room, featuring an LPG gas fire and ample space for both seating and dining furniture. The re-fitted kitchen is well appointed with a range of modern wall, base and drawer units complemented by solid oak work surfaces. Integrated appliances include an oven, hob and dishwasher, with additional space for a fridge/freezer and automatic washing machine. A staircase from the kitchen provides access to the cellar, which previously housed the boiler.

To the first floor are three good-sized bedrooms, one of which benefits from an ensuite shower room. The family bathroom is fitted with a stylish three-piece suite including a freestanding bath.

A further staircase leads to the attic, which is generously sized and features Velux-style windows and a radiator, offering excellent additional space.

Externally, the property enjoys an enclosed rear yard with patio areas and well-maintained flower beds.

The house is well positioned within Westgate, located in an Area of Outstanding Natural Beauty, and is within close proximity to St John's Chapel, which offers a primary school, café and village public house. Westgate itself also benefits from a public house and is served by a regular bus route.













### Agents Notes

Council Tax: Durham County Council, Band B £1984.00

Tenure: Flying 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 – Electric air source heat pump

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 – N/A

Rights & Easements – Access at rear of the house past neighbouring property for bins and maintenance

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 – No

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – Staircase giving access to the loft

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(22-34) <b>E</b>		
(9-21) <b>F</b>		
(1-8) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**Britton Hall Westgate**  
 Approximate Gross Internal Area  
 1981 sq ft - 184 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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these







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