



The Crofts, Wolsingham, DL13 3BA
3 Bed - House - Terraced
£170,000

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The Crofts

Wolsingham, DL13 3BA

* OFF ROAD PARKING * ENCLOSED REAR GARDEN *

Robinsons are delighted to bring to the sales market this spacious three-bedroom home, ideally located in the ever-popular village of Wolsingham. The property benefits from off-road parking and a generous enclosed rear garden, making it an excellent choice for families and first-time buyers alike. Well presented throughout, the home is warmed by gas central heating and features UPVC double glazing.

The internal accommodation briefly comprises an entrance hallway leading to a bright and welcoming lounge, enhanced by a bay window to the front aspect. To the rear, the kitchen/dining room is fitted with a range of wall, base and drawer units, offering ample space for appliances and a family dining table. A useful conservatory/utility room provides additional versatile living space.

To the first floor are three well-proportioned bedrooms, along with a family bathroom fitted with a three-piece suite.

Externally, the property offers a driveway to the front and a lawned garden area, while to the rear there is a good-sized enclosed garden, predominantly laid to lawn, ideal for outdoor relaxation and entertaining.

Wolsingham is a highly sought-after village in Weardale, surrounded by beautiful countryside and scenic walking routes. The village itself offers a range of local amenities, healthcare facilities and well-regarded schooling.

Early viewing is highly recommended. Contact Robinsons for further information or to arrange an appointment.









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 - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas 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 licencing area – no

Probate – NA

Rights & Easements – None known.

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

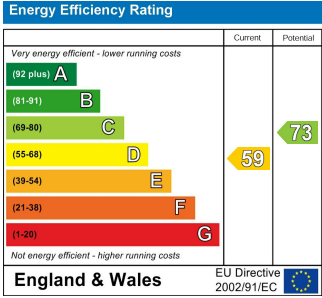
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – conservatory to the rear

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.



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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