



New Row, Oakenshaw, DL15 0TD
3 Bed - House - Mid Terrace
£142,000

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New Row

Oakenshaw, DL15 0TD

Robinsons are delighted to offer to the sales market this truly stunning three-bedroom home, superbly positioned within the highly desirable village of Oakenshaw and enjoying open countryside views to both the front and rear aspects.

The property has undergone an extensive programme of refurbishment in recent years and is presented to an exceptional standard throughout. Finished with stylish fixtures and fittings and contemporary décor, the home benefits from gas central heating, UPVC double glazing, and the added charm of a log-burning stove.

The internal accommodation briefly comprises a spacious lounge/dining room, offering ample space for both seating and dining furniture. This inviting room features a useful storage cupboard, a log-burning stove, and a window to the front elevation, creating a warm and cosy atmosphere. The kitchen is fitted with a modern range of wall, base, and drawer units, complete with integrated gas hob, oven, and microwave, along with space for a washing machine and dryer. A staircase leads to the first floor, while the rear porch provides space for a large fridge/freezer. Completing the ground floor is an attractive shower room, featuring a walk-in shower enclosure with mains-fed shower and glazed screen, wash hand basin set within a vanity unit, WC, and heated towel rail.

To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from a walk-in wardrobe/dressing area. A useful first-floor WC completes the internal layout.

Externally, the property boasts an enclosed front garden designed for low maintenance, featuring artificial grass, gravelled flower beds, and a paved patio area, currently accommodating a hot tub. To the rear is a concrete imprinted driveway providing off-street parking and space for bin storage.













Location

Oakenshaw is a well-regarded village offering a semi-rural lifestyle while remaining conveniently located within a short driving distance of Crook and Durham City Centre. The village benefits from a nature reserve, a children's outdoor play area, and a strong sense of community with regular local events. Further schools and amenities are available in nearby towns, easily accessible by car or via the regular bus service.

Viewings

Viewings are by appointment only, please contact Robinsons 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

Gas Supply - mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

EPC- C Rating

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 – being applied for N/A

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 – n/a

Accessibility/Adaptations – Rear porch

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

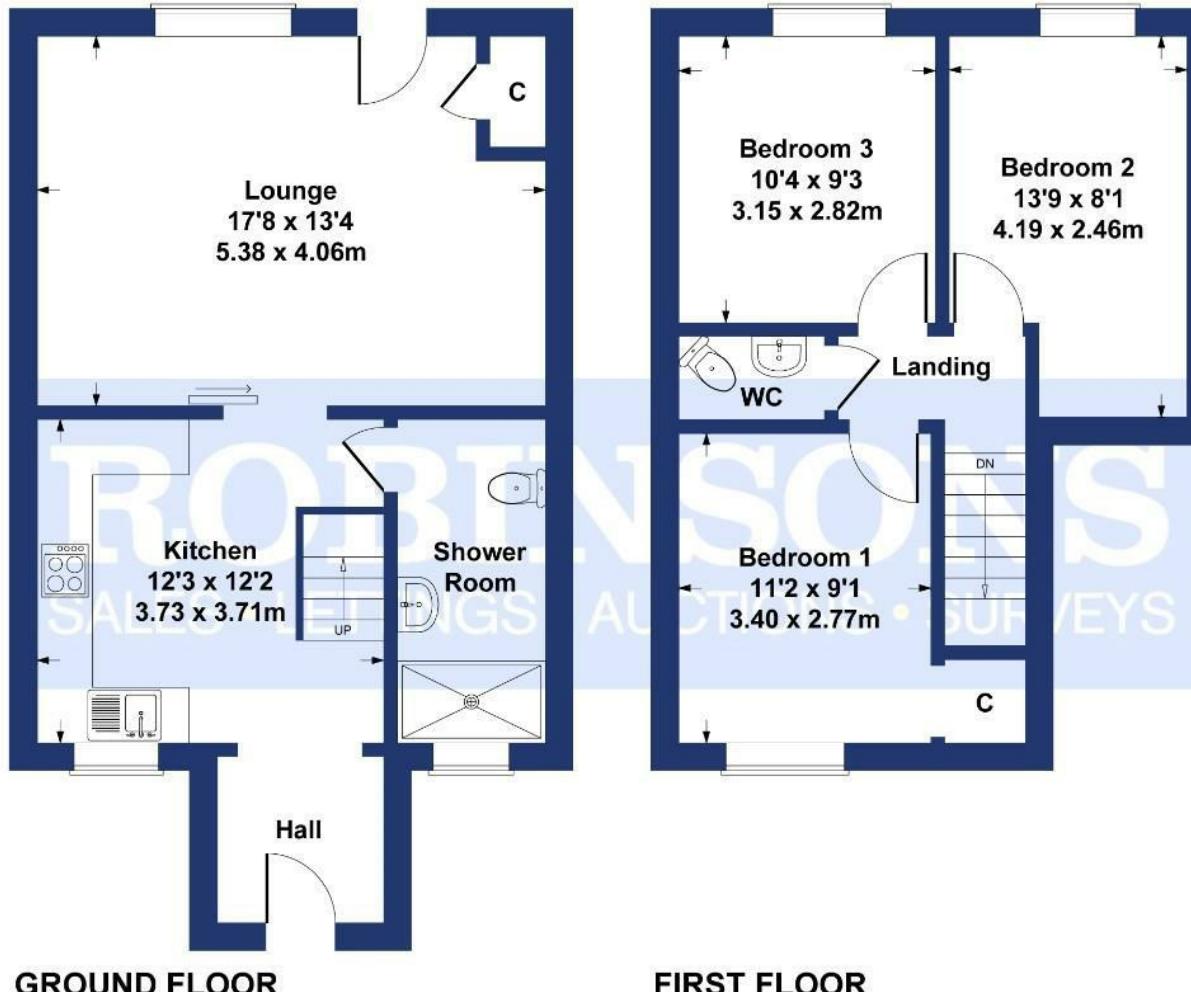
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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



New Row Oakenshaw

Approximate Gross Internal Area
905 sq ft - 84 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 services.



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