



West View, East Hedley Hope, DL13 4PT
2 Bed - House - Mid Terrace
£120,000

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West View East Hedley Hope, DL13 4PT

* NO FORWARD CHAIN * PICTURESQUE RURAL SETTING * SHORT COMMUTE TO DURHAM CITY & MAJOR ROAD LINKS * CHARMING COTTAGE STYLE PROPERTY * GARDENS & GARAGE *

Offered to the market with NO FORWARD CHAIN and in the popular village of East Hedley Hope is this charming two bedroom cottage with attic room, garden and garage.

West View which faces onto the village green, is surrounded by beautiful countryside offering excellent walking and cycling routes.

The accommodation briefly comprises of entrance porch, leading to the kitchen/diner which has a range of wall and base units and built in cooking facilities, spacious lounge with traditional solid fuel stove providing heating and hot water.

Stairs to first floor with two double bedrooms and family bathroom. Loft hatch with pull down ladder with 'Velux' style window and radiator, an ideal room for hobby room or home office.

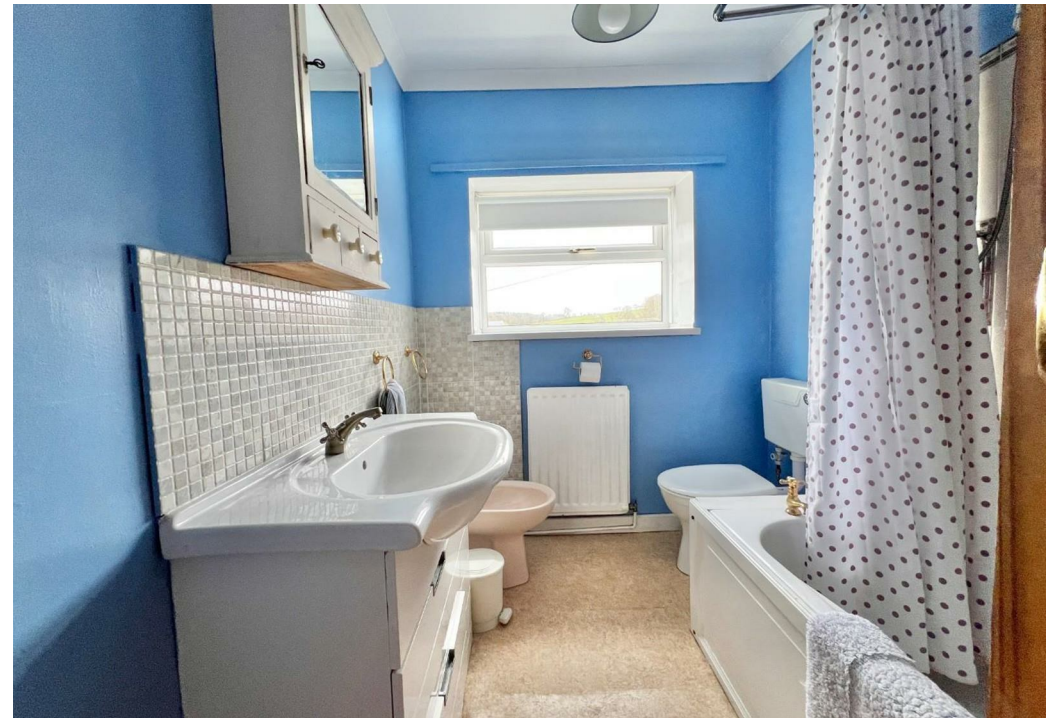
The house is warmed by solid fuel stove which heats the radiators, (along with electric radiators), and heats the hot water, also with immersion tank.

Externally there are gardens to the front and rear and a larger than average single garage which has power and light.











REAR ENTRANCE PORCH

via double glazed door.

KITCHEN/DINER

11'8" x 8'3" (3.56 x 2.51)

Fitted with a range of wall and base units, stainless steel sink and drainer, electric oven and hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, tiling to splashbacks, laminate flooring and two double glazed windows to rear.

LOUNGE

15'4" x 13'10" (4.67 x 4.22)

With traditional log burner, laminate flooring, two double glazed windows to front and stairs to first floor.

FIRST FLOOR

Landing with access to.

LOFT SPACE

10'5" x 9'8" (3.18 x 2.95)

With loft access via pull down ladder, boarded walls and floor, power and light.

BEDROOM 1

11'6" x 11'2" (3.51 x 3.40)

Double glazed window to front and radiator.

BEDROOM 2

12'0" x 9'7" (3.66 x 2.92)

Double glazed window to rear, radiator, coving to ceiling.

BATHROOM

8'3" x 6'2" (2.51 x 1.88)

Comprising of a four piece suite consisting of wc, bidet, wash hand basin, bath with electric shower over, double glazed window to rear, radiator and part tiled walls.

OUTSIDE

There is a garden to the rear and access to shed and rear garage.

GARAGE

21'0" x 10'7" (6.40 x 3.23)

With up and over door, power and light.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Multi Fuel

EPC Rating: F

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

6 Mbps

Ultrafast

1800 Mbps

Mobile Signal: Average

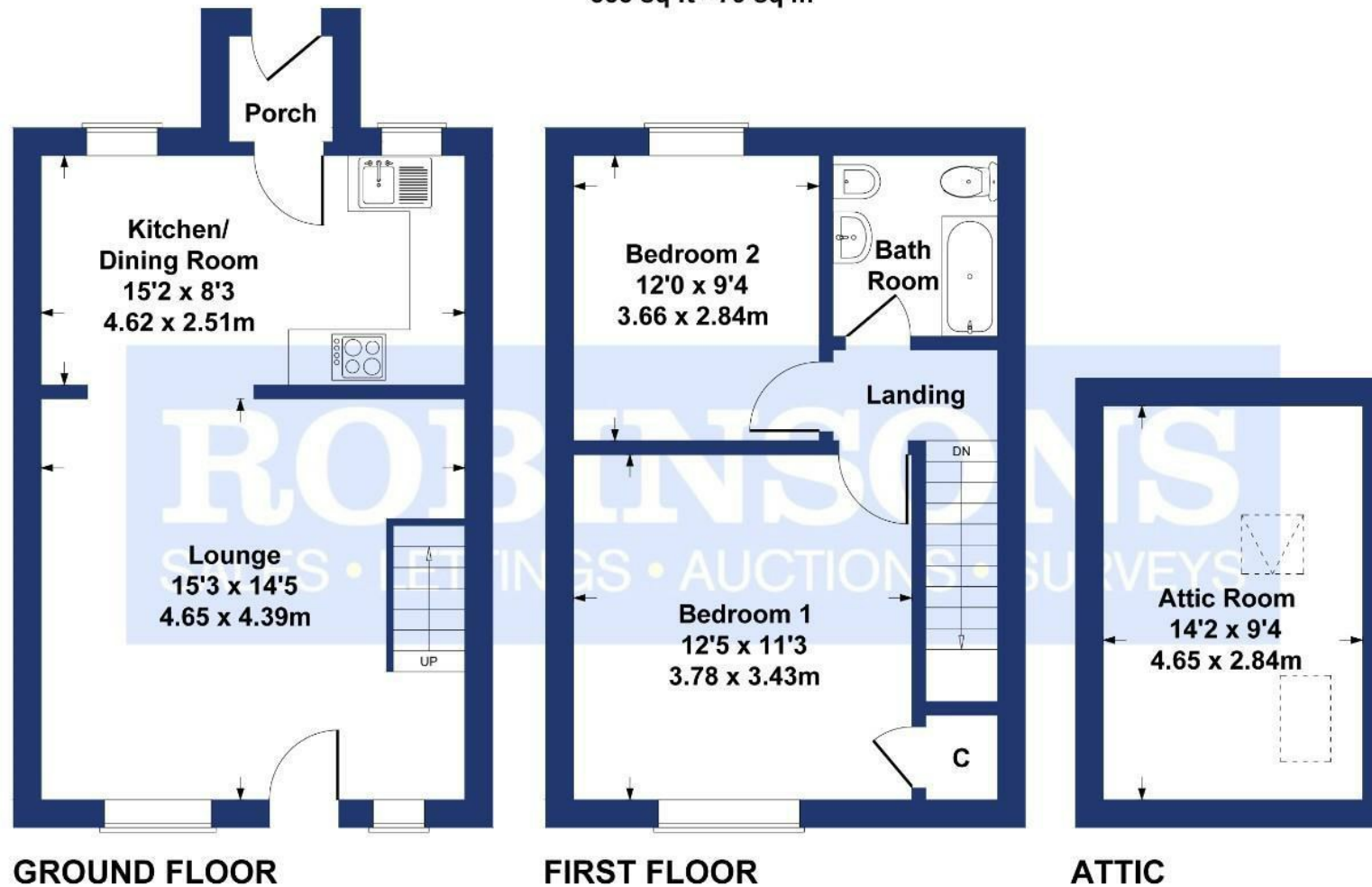


Disclaimer

The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

West View East Hedley Hope

Approximate Gross Internal Area
855 sq ft - 79 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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