



Front Street, Westgate, DL13 1SB
3 Bed - House - Semi-Detached
£140,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Front Street Westgate, DL13 1SB

* NO ONWARD CHAIN * GENEROUS SIZE GARDENS * PLEASANT OUTLOOK * VIEWING HIGHLY RECOMMENDED *

Robinsons are excited to offer to the sales market, with the benefit of no onward chain this three bedroom semi-detached house. The property sits on a generous size plot with gardens to the front and side and enjoying a pleasant outlook over woodland area. The property is warmed by solid fuel central heating and has electric radiators, the windows are double glazed.

The internal accommodation comprises; entrance hallway, leading to the lounge which enjoys views over the rear garden. Inner hallway with under stairs storage cupboard and re-fitted kitchen. Second reception room which has most recently been used as a bedroom and has a en-suite shower room.

To the first floor there are three bedrooms and a family bathroom.

Outside the gardens are well stocked with mature shrubs and flower beds and has a pleasant outlook. The gardens have patio areas and brick built storage sheds.

Westgate is a popular village in upper Weardale and is on a bus route. The village is surrounded by an abundance of countryside views and walks and is in close proximity of St Johns Chapel village.

Contact Robinsons for further information and to arrange an internal viewing.













Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Solid fuel central heating
EPC Rating: F
Tenure: Freehold
Durham Council Tax Band: B
Annual Price: £1,984.00
Broadband

Basic
13 Mbps
Superfast
80 Mbps
Mobile Signal: Average/Good

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.





Front Street Westgate

Approximate Gross Internal Area
891 sq ft - 83 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

FIRST FLOOR

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. 2024

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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