



Lydgate Lane, Wolsingham, DL13 3LF
3 Bed - House - Semi-Detached
£180,000

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Lydgate Lane Wolsingham, DL13 3LF

* NO FORWARD CHAIN * DRIVEWAY AND GARDENS * WELL PRESENTED THROUGHOUT * POTENTIAL FOR EXTENSION * GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS * POPULAR WEARDALE VILLAGE * VIEWING HIGHLY RECOMMENDED *

Offered to the market with the benefit of no forward chain, is this well presented three bedroom semi-detached house which has a driveway to the front and enclosed gardens. The house is well presented throughout and is warmed by gas central heating and has UPVC double glazed windows. The property would have potential for extension/alteration, similar to neighbouring properties.

The internal accommodation comprises; entrance hallway with storage cupboard, lounge with gas fire and window to front aspect, kitchen which is extensively fitted with a range of wall, base and drawer units with space for appliances, rear hallway with storage cupboard and cloakroom/WC.

To the first floor there are three spacious bedrooms and a family bathroom which is well fitted with a four piece suite including a bath and separate shower cubicle.

Outside the property has a driveway to the front with wrought iron gates enclosing. The front garden is mostly laid to lawn with hedges and a concrete walkway to the front door. The rear garden is enclosed and is mostly laid to lawn with space for flower beds, to the side of the house there are built in brick storage sheds which could easily be converted to make the internal accommodation larger as other neighbouring properties have done.











LOCATION

The property is conveniently located in the popular Weardale village of Wolsingham which has a range of amenities including grocery store, bakery, butchers, gym, café, restaurant, public house and fuel station. The village has primary and secondary schooling, the primary school being located within a short walking distance. The village also benefits from a popular play park and recreational sports area and has an abundance of rural walks. Wolsingham has a regular bus service giving access to other neighbouring villages and towns, including Stanhope and Crook. It is within a short drive away from Durham City Centre and Bishop Auckland.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: D


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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

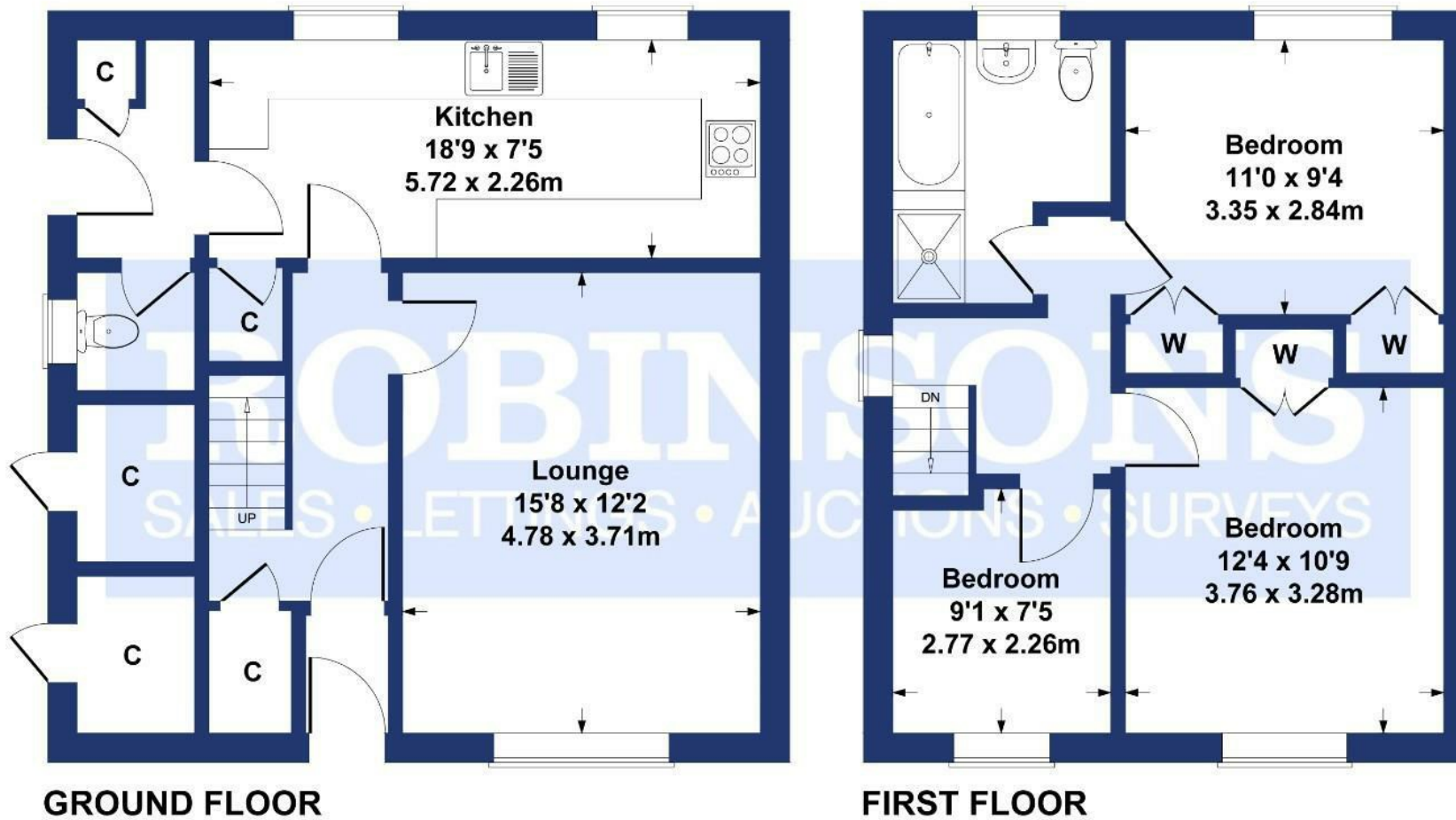


Lydgate Lane Wolsingham

Approximate Gross Internal Area

991 sq ft - 92 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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. 2022

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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