



Wear View, Hunwick, DL15 0LE
3 Bed - House - Mid Terrace
O.I.R.O £90,000

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Wear View Hunwick, DL15 0LE

* NO FORWARD CHAIN * ATTIC CONVERSION * GARAGE/WORKSHOP * LARGE FAMILY HOME * COUNTRYSIDE VIEWS * VILLAGE LOCATION * VIEWING HIGHLY RECOMMENDED *

Offered to the sales market with the benefit on no onward chain, is this large three bedroom mid terrace house which has had a attic conversion to create a large open plan room, ideal for a second reception room, office and may have potential to create further bedrooms. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge with window to front aspect enjoying far-reaching countryside views. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances and dining table.

To the first floor there are three bedrooms and a family shower room with four piece suite, including two shower enclosures.

A further staircase leads to the attic conversion which would be a fantastic room for a further reception room or further bedroom space, with the correct planning and consent. The attic has windows to front and rear aspect, the front enjoying views towards Durham and beyond.

Outside there is a enclosed yard to the rear and a garage/workshop with WC.

Hunwick is a popular village with a primary school, tea room and public house. It is surrounded by an abundance of countryside views and walks and is on a regular bus route, giving access to neighbouring towns including Bishop Auckland.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.













AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband

Basic

3 Mbps

Superfast

80 Mbps

Mobile Coverage: Average to good

Durham Council Tax Band: A Annual Price: £1,701 (min)

Tenure: Freehold

EPC: E

Disclaimer

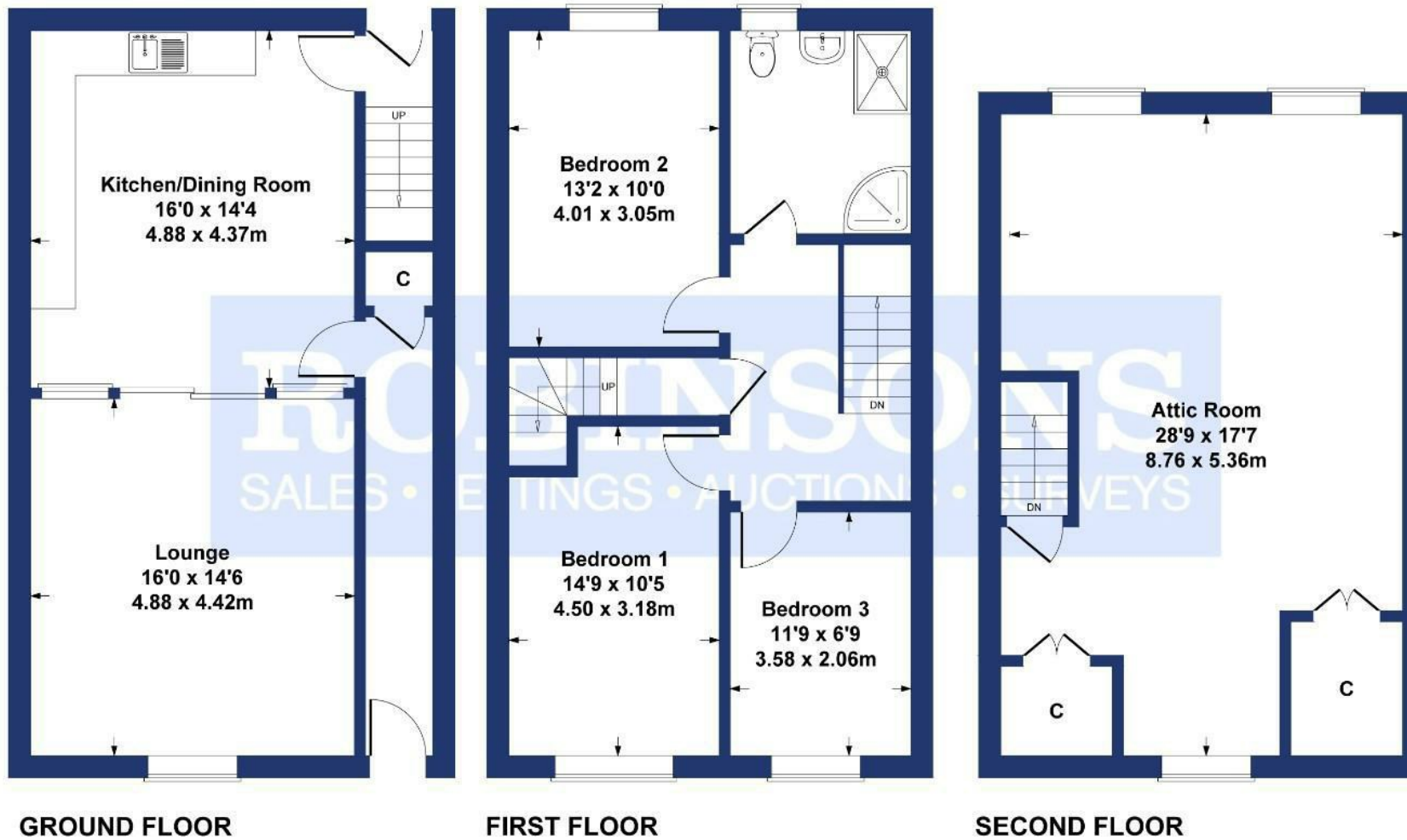
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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





Wear View Hunwick

Approximate Gross Internal Area
1688 sq ft - 157 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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		79	46
		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. 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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