



Front Street, Rookhope, DL13 2BA  
3 Bed - Bungalow - Detached  
£185,000

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# Front Street Rookhope, DL13 2BA

\* NO FORWARD CHAIN \*

Welcome to this charming, stone built three bedroom detached bungalow located on Front Street in the picturesque village of Rookhope. The property is being sold with the benefit of no forward chain.

This delightful property boasts a spacious reception room, three cosy bedrooms, and a well-maintained bathroom, offering comfortable living spaces for you and your family. The bungalow's layout is ideal for those seeking single-level living or looking to downsize without compromising on space. The property is warmed by a oil central heating boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch, kitchen which is fitted with a range of wall, base and drawer units with space for appliances. Lounge with log burner and window to front and side aspect, both enjoying a pleasant outlook. Inner hallway which gives access to three bedrooms and the bathroom.

One of the standout features of this property is the stunning countryside views that can be enjoyed from both inside the home and the enclosed garden.

The garden is enclosed and is tiered with paved patio areas, lawned areas and a timber summer house which enjoys the countryside views.

Rookhope is a popular village in upper Weardale, an 'Area of outstanding natural beauty' and is surrounded by an abundance of walking routes. Other villages are close by including St Johns Chapel and Stanhope.

Contact us today to arrange a viewing.























### Agent Notes

Council Tax: Durham County Council, Band B Approx £2039.00

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Oil

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, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

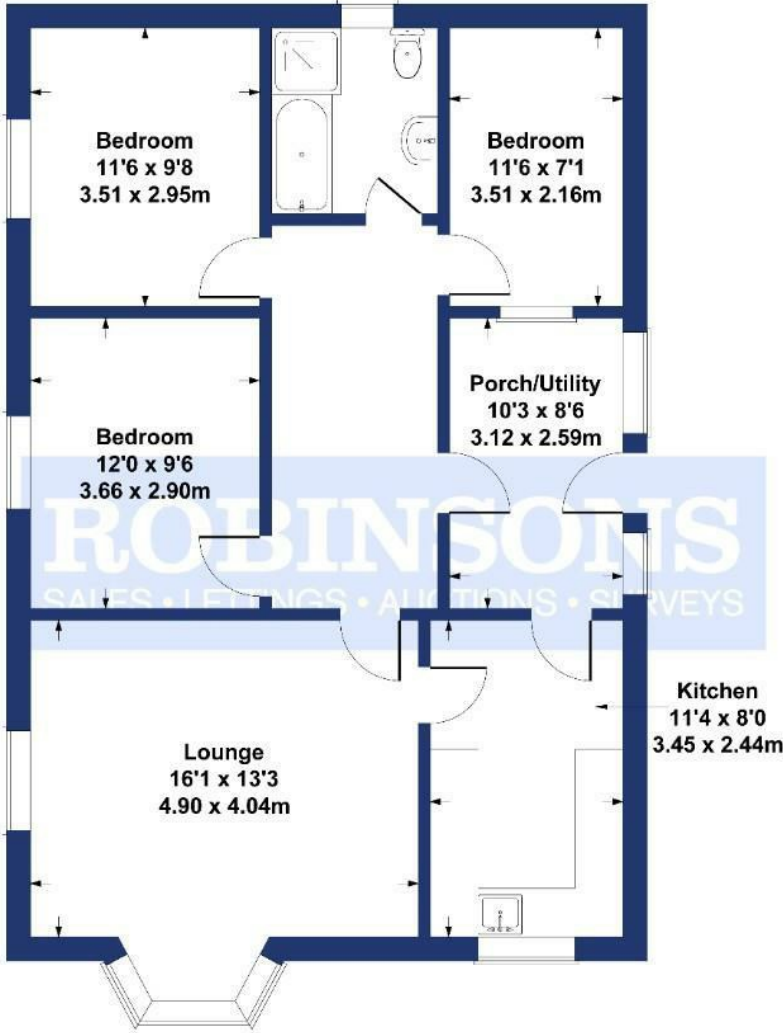






# Front Street Rookhope

Approximate Gross Internal Area  
937 sq ft - 87 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. 2024

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 63                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 30      |                         |
| (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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