



Coronation Terrace, Fir Tree, DL15 8BP  
3 Bed - House - Mid Terrace  
£170,000

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## Coronation Terrace Fir Tree, DL15 8BP

Robinsons are delighted to bring to the sales market this charming three-bedroom home, set in the sought-after village of Fir Tree. Enjoying an attractive outlook over open fields, the property benefits from a generous enclosed garden and off-road parking.

The house has undergone extensive renovation and a double-storey extension in recent years, resulting in a beautifully finished home with high-quality features throughout. Since 2020, works have included a full electrical re-wire, installation of a new LPG gas combination boiler, replacement windows, and complete renewal of internal fixtures and fittings.

The ground floor accommodation comprises a welcoming lounge featuring a log-burning stove and views over the rear garden, along with a spacious kitchen/dining room equipped with bespoke fitted units and space for appliances and a dining table. A useful hallway offers storage for coats and boots, and there is also a cloakroom/WC.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom fitted with a four-piece suite, including a freestanding bath, shower cubicle, wash basin and WC.

A further staircase leads to the second floor, where the main bedroom occupies the entire level. This generous double room enjoys impressive views, with two front-facing windows and two rear 'Velux'-style windows allowing an abundance of natural light.

Externally, the property offers hardstanding to the front for off-road parking. The rear garden is a substantial, fully enclosed space, mainly laid to lawn - ideal for outdoor enjoyment throughout the warmer months.

Coronation Terrace is pleasantly positioned in Fir Tree, set back from the main road in a peaceful spot with open countryside and scenic walking routes close by. The village benefits from two public houses/restaurants, a petrol station and a children's play park. Fir Tree is also within easy reach of nearby towns including Crook, Howden-le-Wear and Bishop Auckland.











### Viewings

Viewings are highly recommended and are by appointment only, please contact Robinsons to arrange yours.

### Further parking

The vendor has indicated that there is an area where further parking can be provided, please speak to the agent for further information.

### Agent Notes

Council Tax: Durham County Council, Band A Approx£1748.00

Tenure: Freehold

Property Construction – Standard

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

Gas Supply - not mains - LPG

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating LPG

EPC- E Rating

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.

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 – TBC

Planning Permission – Yes - REF DM/19/00839/FPA

Accessibility/Adaptations – Two storey extension and attic conversion with dormer to rear.

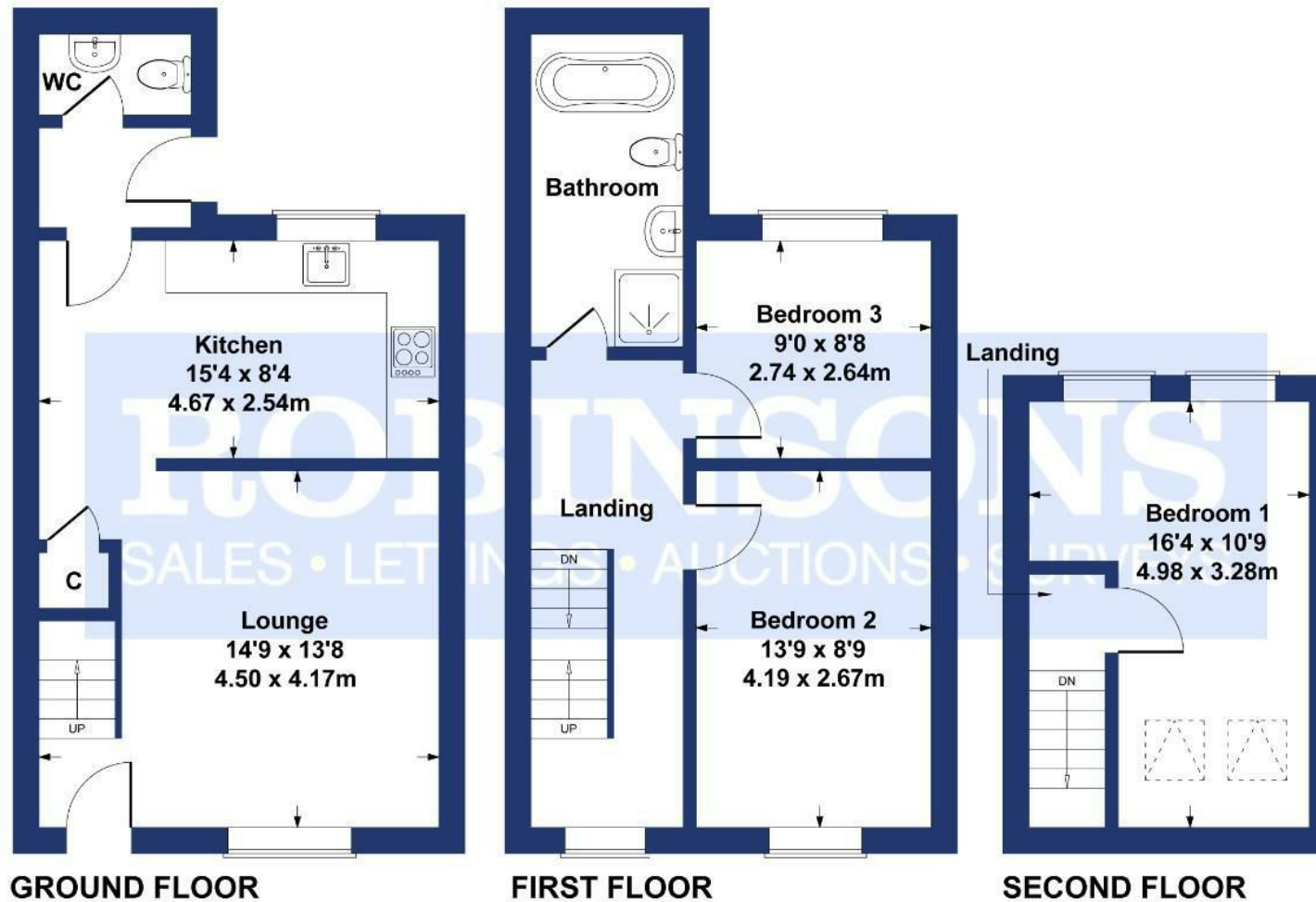
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

# Coronation Terrace Fir Tree

Approximate Gross Internal Area  
958 sq ft - 89 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

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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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