



High Row, Woodstone Village, DH4 6BD  
3 Bed - House - Terraced  
£145,995

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# High Row

## Woodstone Village, DH4 6BD

\* EXTENDED THREE BEDROOM HOME \* TWO RECEPTION ROOMS \* ALL BEDROOMS HAVE FITTED STORAGE \* OFF STREET PARKING FOR TWO CARS \* LARGE REAR GARDEN \* VERY SPACIOUS THROUGHOUT \* WELL PRESENTED \* CLOSE TO VILLAGE AMENITIES AND TRANSPORT LINKS \*

This extended mid-terraced home offers generous living space along with a long, family-friendly rear garden and off-street parking for two vehicles, making it an excellent option for a wide range of buyers. The property is well presented throughout and benefits from uPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hallway, comfortable living room, a well-sized breakfasting kitchen with island, and an additional versatile reception room suitable for dining, playroom or home office use. To the first floor there are three bedrooms, all of which benefit from fitted storage, along with a family bathroom with WC.

Externally, the property benefits from an enclosed rear yard, and across a small lane there is a particularly large rear garden providing excellent outdoor space, along with off-street parking for two cars. There is also a lawned garden to the front.

High Row is located in the popular village of Woodstone, Houghton le Spring, which offers a pleasant community setting with local amenities close by. The area is well placed for access to nearby villages and town centres including Houghton le Spring and Chester le Street, providing a wider range of shops, schools and leisure facilities. Excellent transport links via the A690, A19 and A1(M) make commuting to Durham, Sunderland, Newcastle and surrounding areas straightforward, while nearby countryside and walking routes further enhance the appeal.











## GROUND FLOOR

### Hallway

### Lounge

14'5" x 13'1" (4.4 x 4)

### Breakfasting Kitchen

16'4" x 14'5" (5 x 4.4)

### Versatile Second Reception

14'1" x 5'10" (4.3 x 1.8)

## FIRST FLOOR

### Landing

### Bedroom

14'5" x 8'6" (4.4 x 2.6)

### Bedroom

14'5" x 9'10" (4.4 x 3)

### Bedroom

10'9" x 6'6" (3.3 x 2)

### Family Bathroom

8'6" x 6'6" (2.6 x 2)

## AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Freehold

EPC Rating C

Property Construction – Standard

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

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

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 – We are 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 –NA

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 – None known

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

Accessibility/Adaptations – single storey rear extension

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

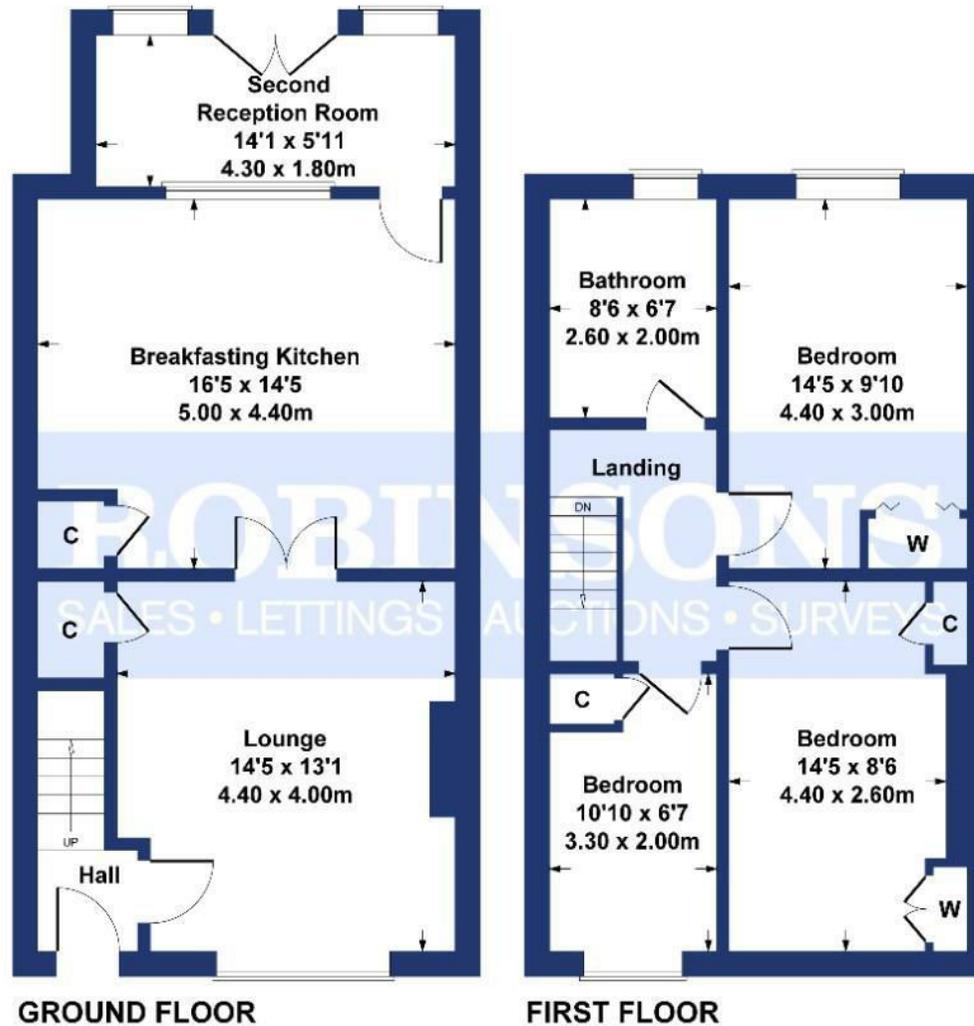
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# High Row

Approximate Gross Internal Area  
1055 sq ft - 98 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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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