Lichfield Road, Newton Hall, DH1 5QW
2 Bed - Bungalow - Semi Detached
O.I.R.O £240,000

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Lichfield Road
Newton Hall, DH1 5QW

Greatly Extended Bungalow • Superb Corner Plot • Southerly-Facing Rear Garden • Parking & Double Garage

Generous and pleasantly situated corner plot on Lichfield Road in Newton Hall, this extended two-bedroom semi-detached bungalow has been superbly presented and thoughtfully upgraded throughout. Offering a spacious and versatile layout, attractive gardens, ample parking and a detached double garage.

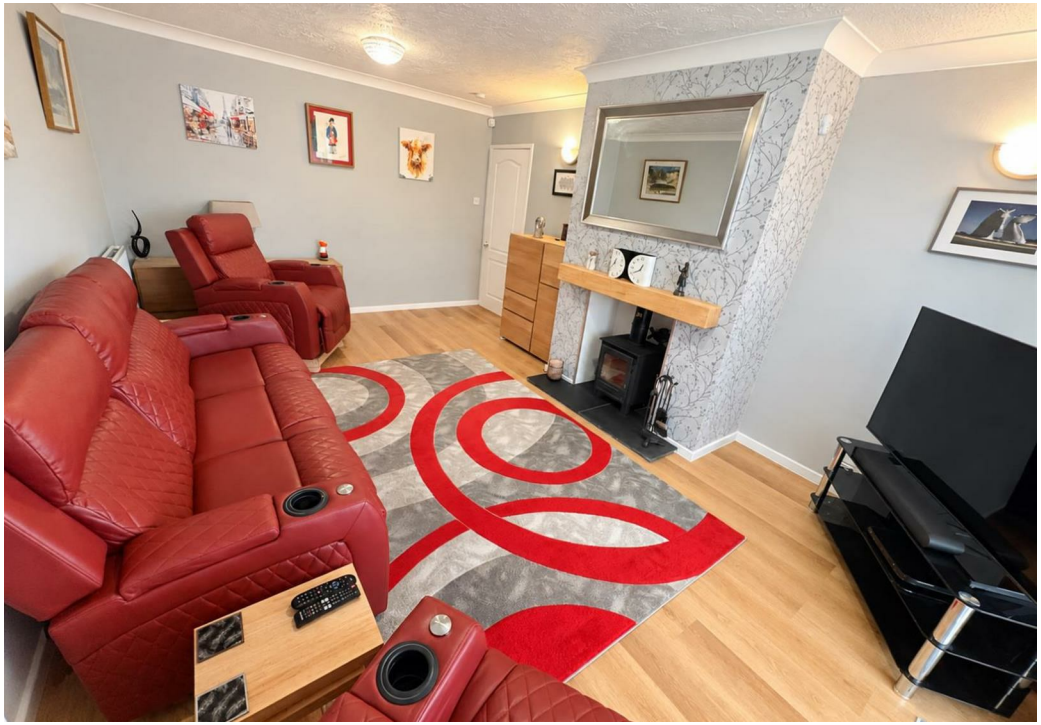
The accommodation is entered through a welcoming hallway, which provides access to the principal rooms. The spacious living room with wood burning stove and doors that open into the delightful sunroom, creating an excellent additional reception space with pleasant views across the garden. The sunroom also opens directly onto the rear garden, making it ideal for enjoying the attractive southerly-facing aspect.

A particular feature of the home is the upgraded kitchen and dining room. Fitted with a good range of modern wall and base units, work surfaces and integrated appliances, this generous room provides ample space for both cooking and dining. A door leads directly to the rear, making the room practical for everyday living as well as entertaining.

There are two good-sized bedrooms, both offering flexible space for bedroom furniture, while the stylish wet room has been finished to an attractive modern standard.

The property benefits from gas central heating, uPVC double glazing and leased solar panels.

Externally, there are well-maintained lawned gardens extending across the front and side of the property, enhancing its attractive corner position. To the rear is a pleasant south-facing garden, providing an appealing outdoor space for relaxing during the warmer months. A driveway offers useful off-street parking and leads to a detached double garage, providing excellent secure parking, storage or potential workspace.



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Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge – No
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Solar Panels - Leased from Green Electricity Generation Limited with approximately 10 years left on lease. We are led to believe that on expiry, there are a number of possibilities. A new lease would need to be negotiated, with cost implications, last quote was £23,000, solar panels would be left or they would be removed. A copy of the agreement with further information is available at the office.
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
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. Check with seller.
Accessibility/Adaptations – Extended
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.

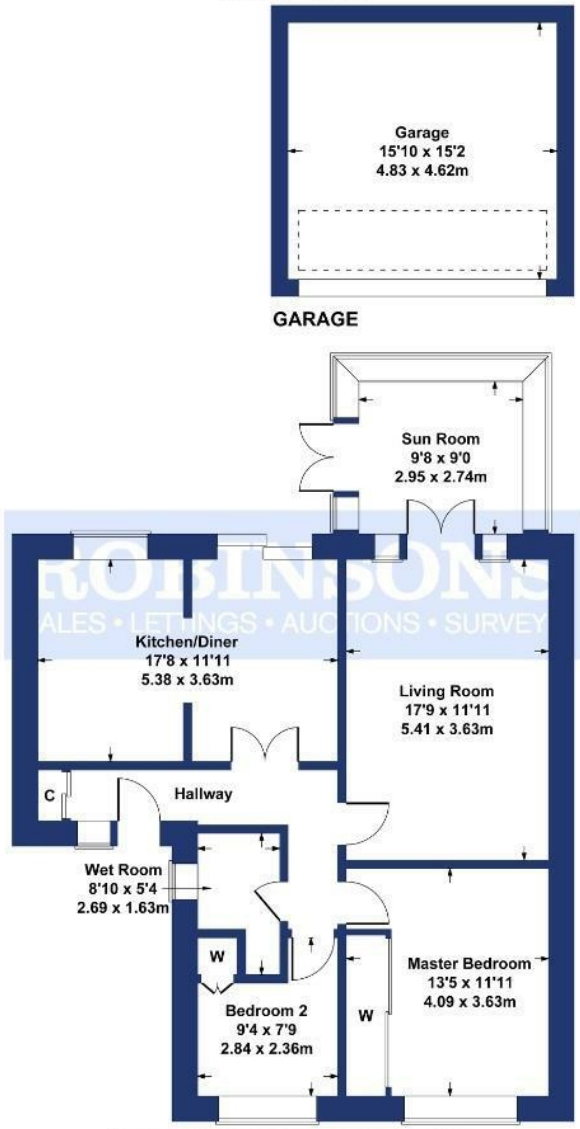
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Sale Ready

Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Lichfield Road

Approximate Gross Internal Area
1141 sq ft - 106 sq m



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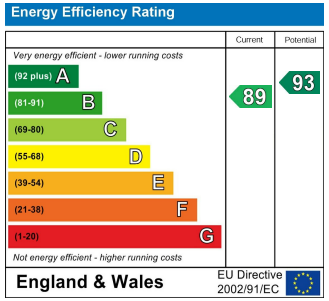
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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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