



Dene View, Cassop, DH6 4RW
3 Bed - House - Semi-Detached
O.I.R.O £117,000

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Dene View

Cassop, DH6 4RW

Stunning Semi Detached Property ** Recently Upgraded ** Pleasant Position ** Rear Garden With Possible Parking ** Ideal For First Buyers, Families or Buy To Let ** Village Location ** Upvc Double Glazing & Gas Central Heating ** Can Be Sold With Furniture ** Early Viewing Advised **

The floor plan briefly comprises: entrance hall, lounge with feature wood burning stove, re-fitted kitchen diner, useful utility area and small rear conservatory. The first floor has three bedrooms and modern shower room/wc. Outside the property has front and rear gardens. The rear is block paved for possible parking.

Cassop, located in County Durham, is a quaint village that beautifully combines historical charm with a touch of modern tranquillity. Nestled in the picturesque landscape on the outskirts of the historical Durham City, Cassop offers a serene escape while retaining a sense of community warmth.

The village has some local amenities, whilst a further array of amenities are available within the neighbouring villages. Cassop also enjoys convenient transport connections via the A19 and A1(M), offering easy access to numerous key towns and cities in the region, such as Newcastle Upon Tyne, Gateshead, Chester le Street, Durham, Sunderland, and Peterlee.













GROUND FLOOR

Entrance

Lounge

14'4 x 13'2 (4.37m x 4.01m)

Kitchen Diner

20'0 x 7'0 (6.10m x 2.13m)

Utility Room

Conservatory

9'2 x 6'3 (2.79m x 1.91m)

FIRST FLOOR

Bedroom

10'9 x 9'6 (3.28m x 2.90m)

Bedroom

10'9 x 9'6 (3.28m x 2.90m)

Bedroom

10'4 x 7'4 (3.15m x 2.24m)

Shower Room/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band A approx. £1701pa

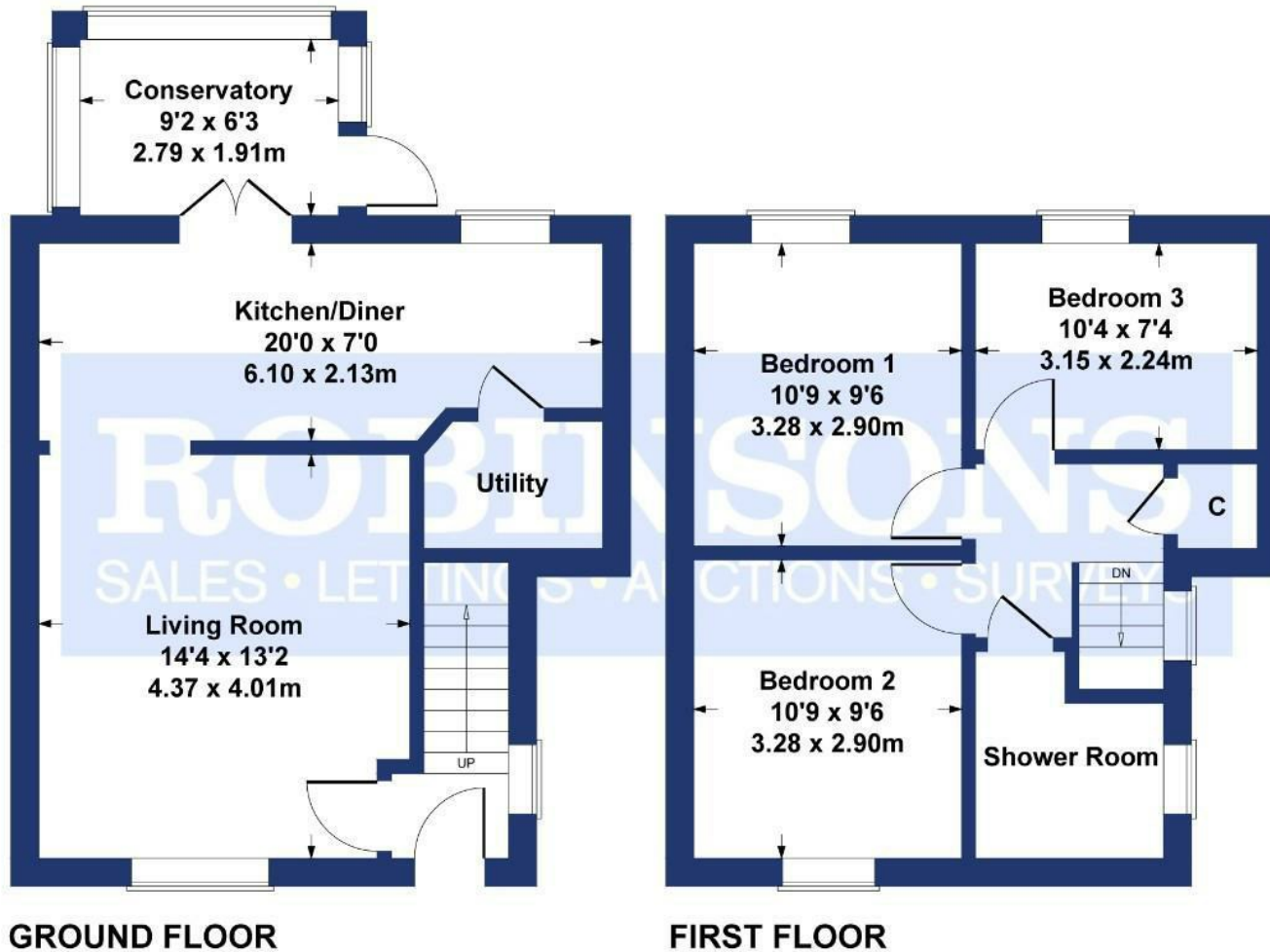
Energy Rating: D

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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Dene View

Approximate Gross Internal Area
866 sq ft - 80 sq m



GROUND FLOOR

FIRST FLOOR

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	79
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.

