



Western Lodge Cottages, Whitesmocks, DH1 4LH
1 Bed - Cottage
Offers Over £129,950

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IDEAL INVESTMENT OR PROFESSIONAL DWELLING ** CURRENTLY UP FOR LET £695 PCM ** QUIETLY TUCKED AWAY, YET CLOSE ENOUGH TO DURHAM CITY & TRANSPORT LINKS * HIGHLY REGARDED LOCATION ** WELL PRESENTED ** MODERN KITCHEN ** GARAGE ** ELECTRIC HEATING & DOUBLE GLAZING **

Briefly comprises: entrance hallway, comfortable lounge, double bedroom, modern fitted kitchen, bathroom/wc.

Whitesmocks is a well established residential area which has for many years proved to be extremely popular in demand. It is situated on the outskirts of the immediate City Centre adjacent to the A(167) Highway which provides good road links to other regional centres. It is also handily placed for access to the railway station, County Hall, Land Registry, University Hospital of North Durham, as well as excellent well respected schools in both the public and private sector.

The property previously had planning permission. Planning application number DM/17/03865/FPA - <https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P06VCBGDINV00>



Entrance Hallway

Lounge / Diner

16'1 x 11'6 (4.90m x 3.51m)

Kitchen

12'5 x 7'8 (3.78m x 2.34m)

Bedroom

11'6 x 10'7 (3.51m x 3.23m)

Bathroom

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Broadband: Basic 11Mbps, Superfast 50Mbps, Ultrafast 9000Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1621p.a
Energy Rating: E

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.





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Approximate Gross Internal Area

461 sq ft - 43 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.