





Moor View, Wheatley Hill, DH6 3NQ
4 Bed - House - Detached
O.I.R.O £140,000

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* RARELY AVAILABLE * VERY SPACIOUS ACCOMMODATION * FOUR GOOD SIZED BEDROOMS * TWO RECEPTION ROOMS * LARGE FAMILY BATHROOM * MODERN UTILITY ROOM * DOWNSTAIRS WC * LOVELY GARDEN WITH FIELD VIEWS * OFF-STREET PARKING AND GARAGE *

** Internal images will follow soon **

Rarely available is this individually built four bedroom detached family home, offering exceptionally spacious accommodation and enjoying a lovely garden with attractive views across neighbouring fields. Built as a self-build property, the home offers generous room proportions, versatile living space and excellent outside areas, making it particularly well suited to family occupation.

The floorplan comprises a welcoming entrance hallway leading into a very large and inviting lounge, providing fantastic space for relaxing and everyday family living. There is also a separate dining room, which could equally be utilised as a second reception room, together with a kitchen, modern utility room and convenient downstairs WC.

To the first floor there are four spacious bedrooms, providing excellent accommodation for growing families, together with a particularly large family bathroom/WC.

Externally, the property benefits from a lovely garden enjoying pleasant views across open fields, providing an attractive setting for relaxing, entertaining and family enjoyment. There is also off-street parking and a garage, offering additional practicality and storage.

With its generous accommodation, flexible layout and attractive outdoor space, this rarely available home represents an excellent opportunity for families seeking a spacious property with a pleasant countryside outlook.

Agents Notes
Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge - NA
Property Construction – Standard
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 – 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 – Yes
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 – None known
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.







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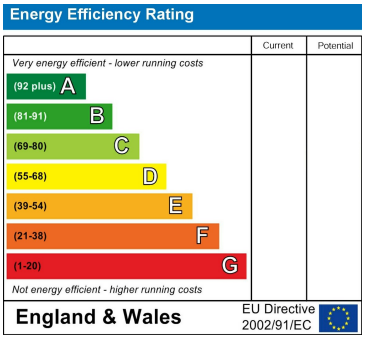
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RICS

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