

Front Street, Tudhoe Colliery, DL16 6TG  
2 Bed - House - Terraced  
Asking Price £105,000

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Robinsons are delighted to offer to the market an ideal opportunity for a young couple or first time buyer to purchase well presented and upgraded TWO BEDROOM MID TERRACE HOUSE. Located on the Front Street in Tudhoe, a popular residential area within easy walking distance of local shops, schools and bus services. Presented in immaculate decorative order throughout, it has the benefit of GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, MODERN FITTED KITCHEN and a MODERN BATHROOM. The property has the benefit of an easy to maintain GARDEN and ENCLOSED YARD to the rear. VIEWING are HIGHLY RECOMMENDED to avoid any disappointment.

The accommodation briefly comprises of; entrance, hallway, spacious LOUNGE, MODERN KITCHEN/DINING ROOM. To the first floor is TWO DOUBLE BEDROOMS and a ultra modern bathroom. Again early viewing is highly recommended and the accommodation in detail comprises of;

EPC Rating D  
Council Tax Band A

#### Hallway

Tiled flooring

#### Lounge

11'6 x 10'2 max (3.51m x 3.10m max)

UPVC window, Radiator, stylish flooring, fire and surround

#### Dining Room

14'7 x 13'9 max (4.45m x 4.19m max)

Stylish flooring, UPVC windows, Radiator

#### Kitchen

12'10 x 4'7 max (3.91m x 1.40m max)

Modern white wall and base units, stainless steel sink with mixer tap and drainer, integrated oven, hob and extractor fan, space for under counter fridge, tiled flooring and splash backs, plumbed for washing machine, radiator, access to rear.

#### Landing

Loft access

#### Bedroom One

14'9 x 11'6 max (4.50m x 3.51m max)

UPVC window, radiator

#### Bedroom Two

14'1 x 8'2 max (4.29m x 2.49m max)

UPVC window, radiator, stylish flooring

#### Shower Room

White panel bath, with shower over, wash hand basin, w/c, spot lights, extractor fan

#### Externally

To the front elevation is a easy to maintain garden, while to the rear is a good size lawn, which is mostly artificial grass, there is also a pleasant decked area.

#### Agents Notes

Council Tax: Durham County Council, Band A  
Tenure: Freehold

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

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 – 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

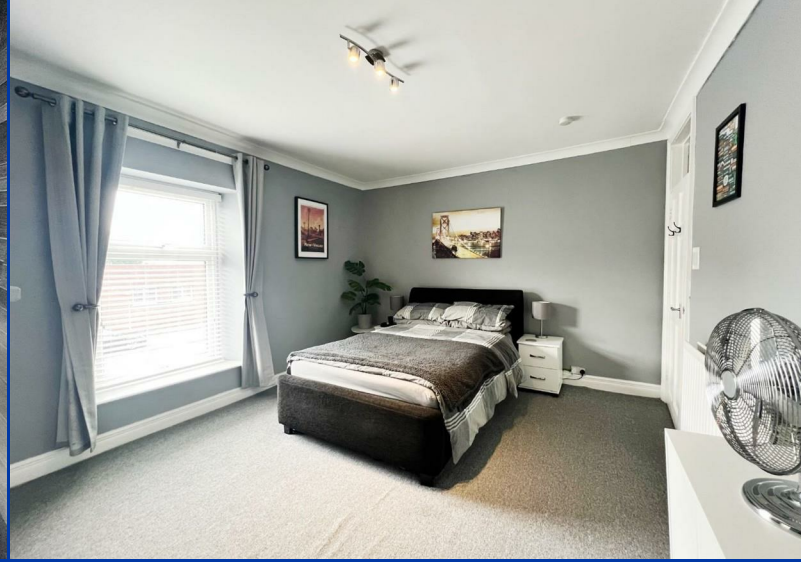
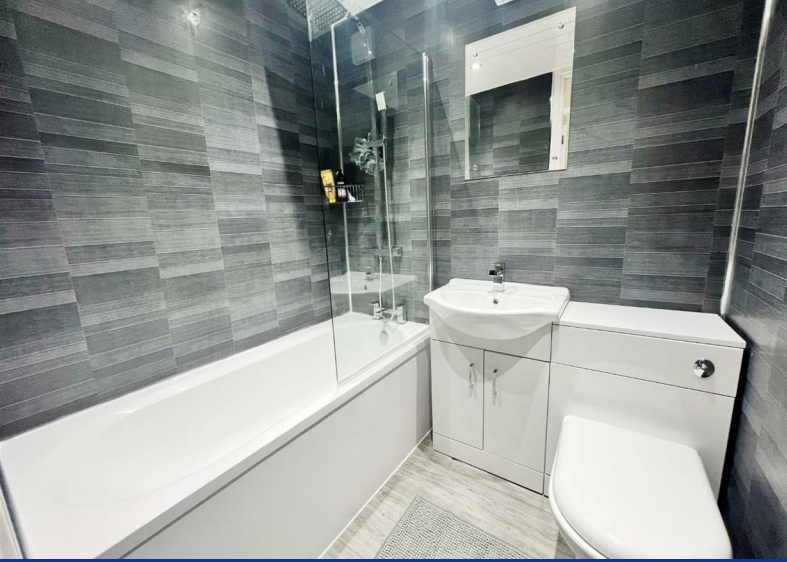
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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.







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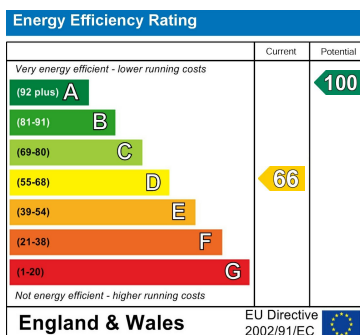
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