Granville Terrace, Binchester, DL14 8AY
2 Bed - House - Terraced
Asking Price £79,950

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Robinsons are delighted to present to the market this unique and well-presented two-bedroom cottage-style property, situated on a popular residential street in the heart of the semi-rural village of Binchester. This charming home is sure to appeal to a wide range of buyers, including first-time purchasers and investors. The property offers an array of appealing features, including attractive outlooks to both the front and rear, spacious living accommodation, a fitted kitchen, a separate dining room, two well-proportioned bedrooms, a useful home office, and a family bathroom. Given the quality of the home on offer, early viewing is strongly recommended to avoid disappointment, as properties of this standard rarely come to the market.

In brief, the accommodation comprises an entrance hall, a spacious lounge, a separate dining room, a fitted kitchen, and a ground-floor WC. To the first floor there are two good-sized bedrooms, a home office, and a well-presented family bathroom. Externally, the front elevation features an easy-to-maintain patio area which, subject to the correct planning consents, could be converted into a driveway. To the rear, there is a large enclosed garden.

EPC Rating: D
Council Tax Band: A

Hallway
Wood effect flooring, radiator, stairs to first floor.

Lounge
13'3 x 12'9 max points (4.04m x 3.89m max points)
Stunning electric fire and surround, Upvc window, radiator

Dining Room
14'2 x 10'5 max point (4.32m x 3.18m max point)
Upvc window, radiator

Kitchen
14'1 x 6'1 (4.29m x 1.85m)
Wall and base units, stainless steel sink with drainer, tiled splash backs, Upvc window, radiator, plumbed for washing machine, electric cooker point and storage cupboard.

Rear Lobby
Access to W/C

W/C
W/C, Upvc window, radiator

Landing
Loft Access

Bedroom One
14'2 x 10'5 max points (4.32m x 3.18m max points)
Upvc window, radiator, airing cupboard.

Bedroom Two
13'0 x 8'6 max points (3.96m x 2.59m max points)
Upvc window, radiator

Home Office
Radiator.

Bathroom
8'4 x 6'0 (2.54m x 1.83m)
panelled bath with shower over, wash hand basin, wash hand basin, W/C Upvc window, radiator, tiled splash backs.

Externally
To front elevation is a good sized patio area which with the correct planning would make a great driveway, while to the rear there is a large enclosed garden.

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

Property Construction – Stone
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 – 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 – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – Yes
Probate –Yes - Granted.
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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

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Strategic Marketing Plan

Dedicated Property Manager

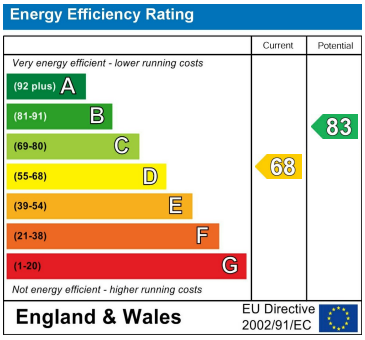
Granville Terrace

Approximate Gross Internal Area
1017 sq ft - 94 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.

Produced by Potterplans Ltd. 2026



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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