

Front Street, Croxdale, DH6 5HY
2 Bed - House - Terraced
£105,000

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NO ONWARD CHAIN.

We are PLEASED to offer for sale, AN EXTENDED and considerably IMPROVED GRADE II listed, TWO BEDROOM MID TERRACED HOUSE, located in the POPULAR village of CROXDALE, which is located close to Spennymoor town centre, and approximately a ten minute drive from Durham city centre. In our opinion, the property would be an IDEAL PURCHASE for a YOUNG COUPLE or FIRST TIME BUYER and may also suit an OLDER COUPLE downsizing from a larger property. The property has the BENEFIT of a GOOD SIZED GARDEN to the FRONT and an ATTRACTIVE PAVED PATIO AREA to the REAR. A particular FEATURE of the property is the LARGE LIVING ROOM, which has a FEATURE WOOD BURNING STOVE. In GOOD DECORATIVE ORDER THROUGHOUT, the property has been EXTENDED to the REAR and ENJOYS THE BENEFIT of GAS FIRED CENTRAL HEATING and UPVC DOUBLE GLAZING. The property is ideally located being close to local amenities, bus routes and schooling. Croxdale is also approx. 10 minute drive from Durham City centre itself. An internal viewing comes highly recommended to fully appreciate this well presented home.

The accommodation briefly comprises: ENTRANCE vestibule, spacious LOUNGE, FITTED KITCHEN, REAR PORCH/CONSERVATORY, TWO GOOD SIZED BEDROOMS BOTH HAVING EXCELLENT FITTED WARDROBES and a first floor BATHROOM W/C with a WHITE SUITE. Externally to the front elevation is a good sized enclosed garden and to the rear is a well presented and easy to maintain patio.

EPC Rating D
Council Tax Band A

Entrance Vestibule

Double glazed entrance door to front elevation, built in storage cupboard housing the wall mounted gas boiler which provides hot water and central heating, panelled door leading to the lounge.

Lounge/Diner

18'2 x 15'10 (5.54m x 4.83m)

Double glazed window to the front elevation, inglenook style fireplace, incorporating a multi fuel stove with a superb oak mantle piece, TV/Ariel point, central heating radiator, built in under stair storage cupboard, new floor coverings, panelled door leading to the kitchen.

Kitchen

15'10 x 9'0 (4.83m x 2.74m)

Two double glazed windows to the rear elevation, fitted with wood effect floor, wall and drawer units with fitted work surfaces having a tiled splashback surround, incorporating a single drainer, stainless steel sink unit with mixer tap, built in oven and four ring hob with extractor hood above, space and plumbing for automatic washing machine, integrated fridge and freezer, central heating radiator, tiled flooring, staircase giving access to the first floor. Double glazed entrance door to the rear elevation, leading to the rear porch/conservatory.

Rear Porch/Conservatory

10'6 x 8'0 (3.20m x 2.44m)

Double glazed window to the rear elevation, wood panelling to the walls to dado rail height, double glazed entrance door to the rear elevation, leading to the rear garden.

Landing

Access to the loft, central heating radiator, panelled doors leading to two bedrooms and bathroom W/C.

Bedroom One

15'10 x 12'2 (4.83m x 3.71m)

Including wardrobes, double glazed window to the front elevation, excellent range of mirror fronted fitted wardrobes along one wall with sliding doors, new floor covering.

Bedroom Two

14'8 x 8'6 (4.47m x 2.59m)

Double glazed window to the rear elevation, range of mirror front fitted wardrobes with sliding doors, separate wood effect fitted wardrobes also having sliding doors, new floor coverings.

Bathroom W/C

White suite comprising of a bath, wash hand basin and low level W/C, ceramic tiling to the walls, central heating radiator, built in storage cupboard over the stairs, double glazed window to the rear elevation.

Externally

Good sized front garden, enclosed by timber fencing, being mainly laid to lawn with a paved patio area, rear garden enclosed by a brick wall, being mainly paved to provide an attractive patio area, with water tap, security light and wrought iron gate giving access to the rear street where there are street parking facilities.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

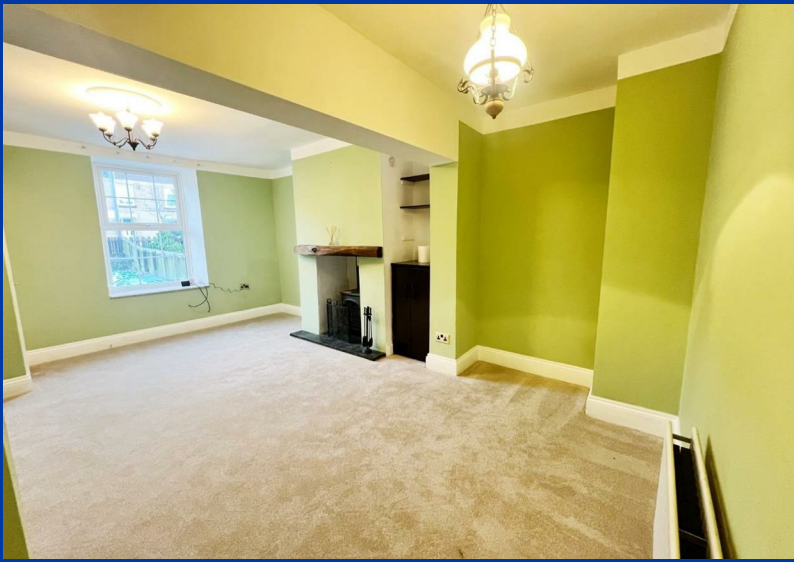
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,515.10 p.a

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.



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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	A		
105-91	B		
89-95	C		
69-88	D		
55-65	E		
35-54	F		
13-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
65-81	D		
55-54	E		
31-53	F		
11-30	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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