



**Rogerson Terrace, Croxdale, DH6 5HJ**  
**2 Bed - House - Mid Terrace**  
**£114,000**

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SUPERB OPEN OUTLOOK TO THE FRONT. DECEPTIVELY SPACIOUS ACCOMMODATION. Approximately four miles from DURHAM CITY CENTRE.

We are pleased to offer for sale a deceptively SPACIOUS TWO BEDROOM MID TERRACED HOUSE located on Rogerson Terrace in Croxdale with the benefit of a SUPERB OPEN OUTLOOK to the FRONT over OPEN COUNTRYSIDE. The property has the benefit of a FORECOURT GARDEN to the FRONT and a GOOD SIZED REAR YARD which provides OFF STREET PARKING FACILITIES and also includes a shed. Croxdale is located on the A167 approximately two miles from Spennymoor and four miles from Durham City Centre. In our opinion the property would be ideal for a variety of buyers and it offers deceptively spacious accommodation in good decorative order throughout which has been modernised and improved to a good standard. The property has an endless amount of benefits and some of its key features are GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, MODERN KITCHEN and well presented BATHROOM with a white suite. With all FITTED CARPETS and BLINDS included in the sale the accommodation briefly comprises of ENTRANCE VESTIBULE, LARGE LOUNGE with feature fire place, GOOD SIZED KITCHEN/DINING ROOM with an excellent range of fitted units and integrated appliances, REAR ENTRANCE LOBBY/UTILITY ROOM, GROUND FLOOR BATHROOM/WC fitted with a modern white suite and TWO LARGE DOUBLE BEDROOMS on the first floor. Early viewing is highly recommended and the accommodation in detail comprises of

EPC Rating E  
Council Tax Band A

### Entrance Vestibule

Double glazed entrance door to the front elevation, wood effect laminate flooring, ceiling coving and glazed inner door leading to the lounge.

### Lounge

15'8 x 15'2 (4.78m x 4.62m)

Double glazed window to the front elevation with a superb outlook over open countryside, attractive wall mounted feature fire place, TV ariel point, telephone point, wood effect laminate flooring, ceiling coving, central heating radiator and panelled door leading to the kitchen/dining room.

### Kitchen/Dining Room

15'8 x 8'2 (4.78m x 2.49m)

Fitted floor, wall and drawer units with fitted work surfaces incorporating a stainless steel sink unit with mixer tap, built in stainless steel style oven with stainless steel gas hob having an extractor hood above, integrated fridge and freezer, staircase giving access to the first floor, built in under stairs storage

cupboard, wall mounted gas combi boiler providing hot water and central heating, ceiling coving, central heating radiator, ample space for table and chairs, panelled door leading to rear entrance lobby/utility room and double glazed window to the rear elevation.

### Entrance Lobby/Utility Room

Entrance door giving access to the rear yard, space and plumbing for automatic washing machine and panelled door leading to the bathroom/wc.

### Bathroom/WC

A modern white suite comprising of a bath, pedestal wash hand basin, low level WC with tiled splashback surround, wall mounted electric shower over the bath, extractor fan, central heating radiator and double glazed window to the side elevation.

### Landing

Panelled doors leading to two bedrooms.

### Bedroom One

15'8 x 15'2 (4.78m x 4.62m)

Double glazed window to the front elevation with a superb outlook over open countryside, ceiling coving and central heating radiator.

### Bedroom Two

15'8 x 8'2 (4.78m x 2.49m)

Double glazed window to the rear elevation, walk in wardrobe, ceiling coving and central heating radiator.

### Externally

To the front of the property is a low maintenance garden area, whilst to the rear is enclosed yard with water tap, security light and off-street parking.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 44Mbps \*

Mobile Signal/Coverage: Good EE/O2/Three/Vodafone

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,587.41 p.a

Energy Rating: C

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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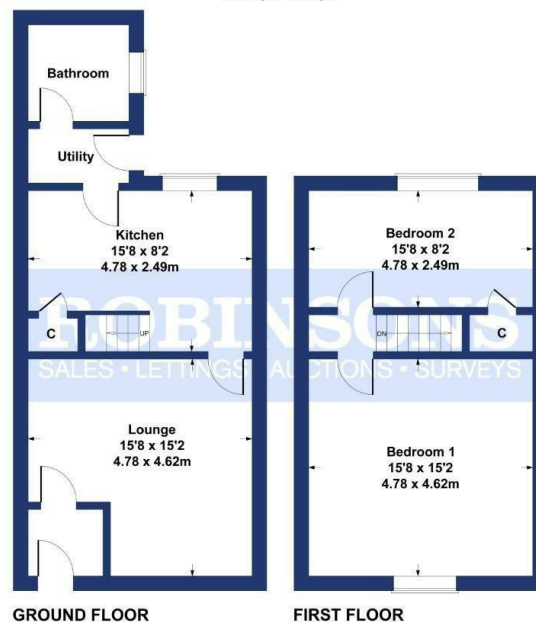
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## Rogerson Terrace

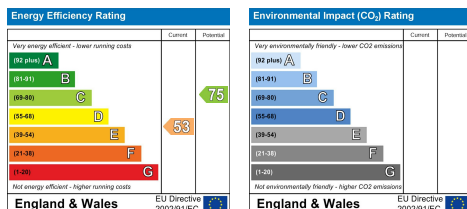
Approximate Gross Internal Area  
925 sq ft - 86 sq m



### 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. 2019



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