



High Row, DL14 8BG
3 Bed - House - Mid Terrace
£120,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

High Row , DL14 8BG

* NO FORWARD CHAIN * ENCLOSED GARDEN * FAR-REACHING COUNTRYSIDE VIEWS *
BEAUTIFULLY RENOVATED *

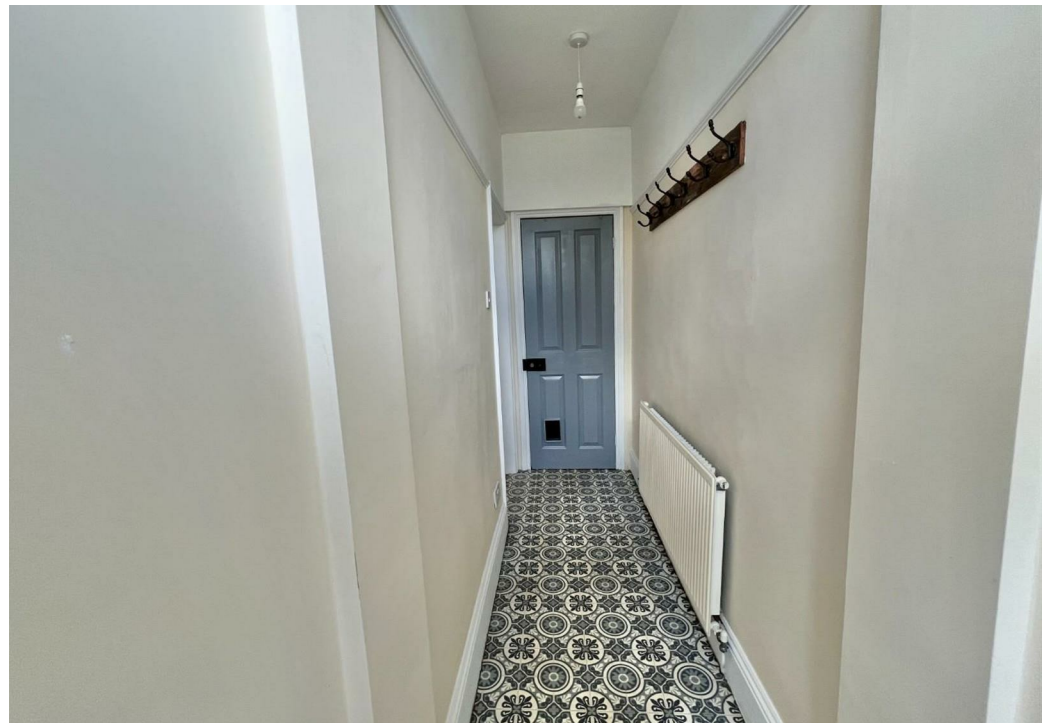
Robinsons are delighted to bring to the sales market, with the added benefit of NO FORWARD CHAIN, this charming three-bedroom terraced home, which has undergone an impressive programme of renovation in recent years and is finished to an exceptional standard throughout. The property retains a wealth of character features, including stone-flagged flooring with underfloor heating, wooden flooring and doors, and a log-burning stove, while also benefiting from gas central heating and double glazing.

The beautifully presented accommodation briefly comprises an entrance hallway and a cloakroom/WC with plumbing for a washing machine. The spacious kitchen/dining room is fitted with a range of wall, base and drawer units, offers space for appliances, and features a central floor electric socket. An archway leads through to the inviting lounge, complete with windows overlooking the rear garden and a feature log-burning stove. To the rear of the property is a hallway with an understairs storage cupboard providing power and lighting, along with a door giving access to the garden.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite. A further staircase leads to the attic room, which benefits from two Velux-style windows and additional storage space, and may have potential to create a fourth bedroom, with the correct planning & consent & building regulations approval.

Externally, the property has an enclosed front yard offering useful storage space. The rear garden is a particular feature of the home, beautifully established with fruit trees and colourful seasonal flowers, along with a garden shed, water supply and external electric sockets. The garden also enjoys stunning open views across surrounding countryside fields, making it an ideal setting for countryside walks and dog owners alike.













Location

High Row is pleasantly situated within Newfield and offers excellent access to neighbouring towns including Willington, Spennymoor, Crook and Bishop Auckland, all of which provide a wide range of shopping facilities, primary and secondary schools, transport links and healthcare amenities.

Viewings

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an internal inspection.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Property Construction – Standard

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

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 – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Probate – NA

Rights & Easements – None known, check with seller

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 – No

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

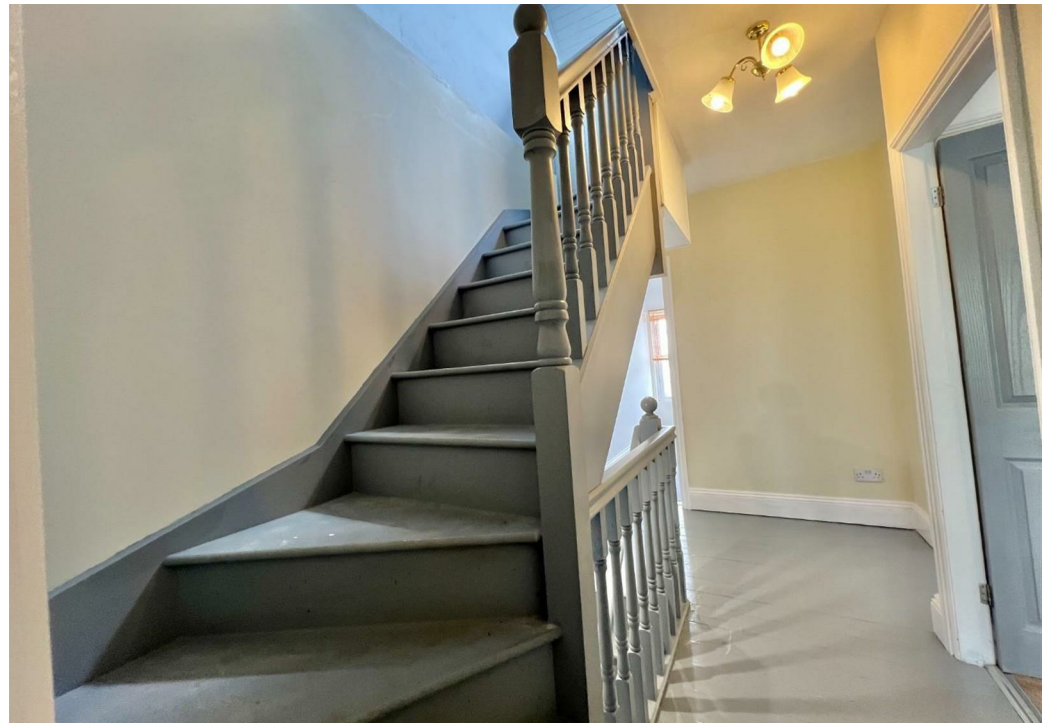
Accessibility/Adaptations – any alterations or conversions etc.

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.

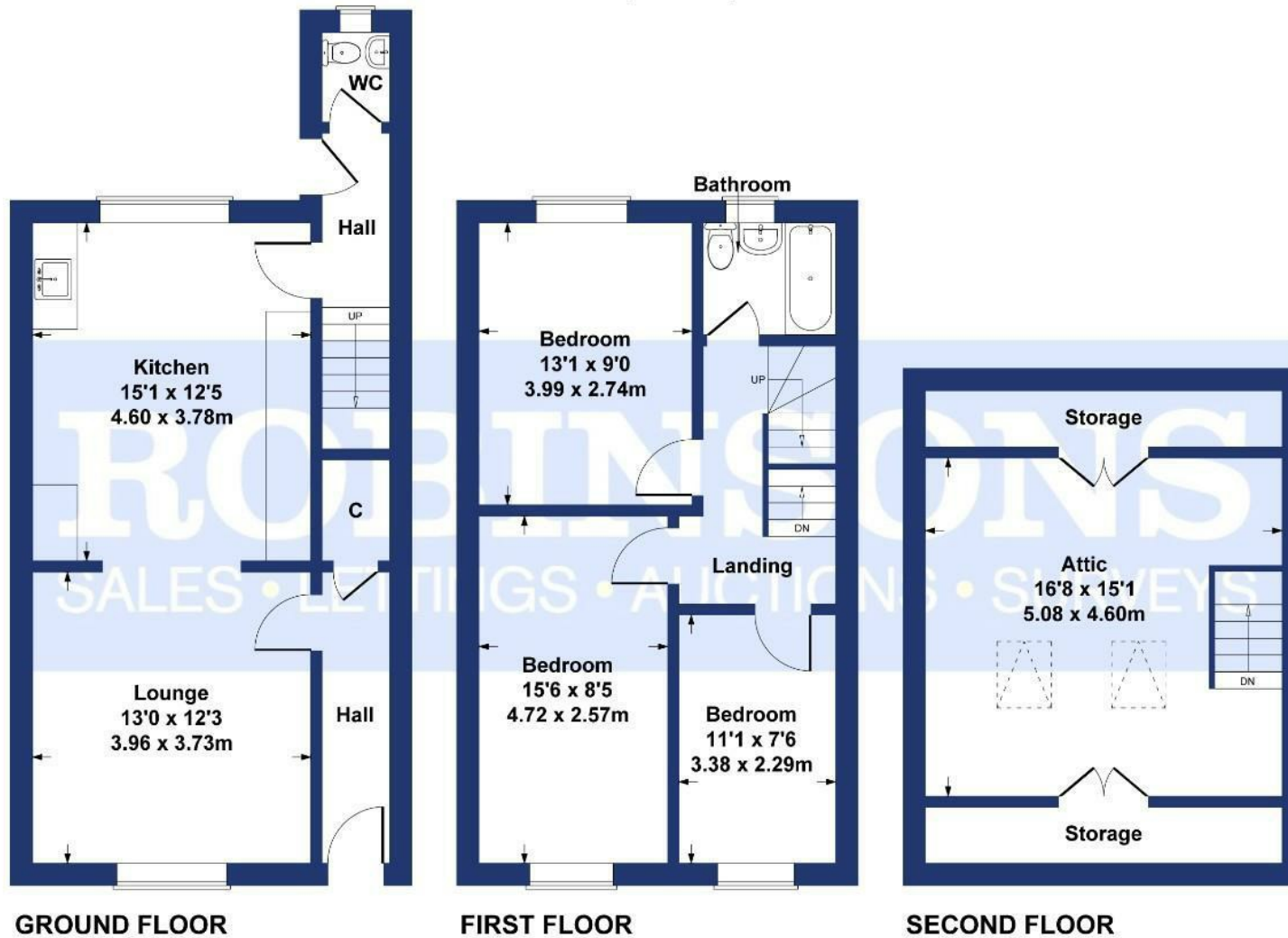
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





High Row Newfield

Approximate Gross Internal Area
1271 sq ft - 118 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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