



School Street, Witton Le Wear, DL14 0AS
3 Bed - House - Mid Terrace
£260,000

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School Street Witton Le Wear, DL14 0AS

Robinsons are delighted to bring to the sales market this beautifully presented three-bedroom home, situated in the heart of the highly sought-after village of Witton-le-Wear.

Lovingly maintained and thoughtfully improved by the current owners, this charming property offers spacious, well-balanced accommodation and is sure to appeal to a wide range of buyers, including families, first-time purchasers and those looking to enjoy village living.

At the heart of the home is a generous open-plan reception room, creating a warm and inviting living space complete with attractive open fireplaces. The property benefits from oil-fired central heating, double glazing throughout, and an array of characterful features including solid wood internal doors, tiled flooring, and tasteful décor that complements both the age and charm of the home.

The accommodation briefly comprises an entrance vestibule leading into the spacious open-plan reception room with ample space for comfortable seating. To the rear is a dining area featuring a window and French doors opening onto the enclosed rear yard, providing an ideal space for entertaining. The kitchen is fitted with a range of wall, base and drawer units, together with ample worktop space and room for a variety of appliances.

To the first floor are three well-proportioned bedrooms and a beautifully appointed shower room, fitted with a modern three-piece suite.

Externally, the property enjoys a lawned front garden, while the enclosed rear yard has been designed with low maintenance in mind and offers space for outdoor seating, storage and al fresco dining.













Location

Witton-le-Wear is a picturesque and highly desirable County Durham village, renowned for its welcoming community and beautiful surrounding countryside. The village benefits from two traditional public houses, a well-regarded primary school and an abundance of scenic walking routes. A wider selection of shops, supermarkets, leisure facilities and healthcare services can be found in the nearby market town of Bishop Auckland and the town of Crook, both of which are just a short drive away.

Viewings

Viewings comes highly recommended, please contact Robinsons to arrange yours.

Agent Notes

Council Tax: Durham County Council, Band B Approx. £2039.00

Tenure: Freehold

Property Construction – Standard

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

Gas Supply - None

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Oil

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 – n/a

Rights & Easements – Subject property has right of access through the neighbouring property for bins, oil and wood.

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 – tbc

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

Accessibility/Adaptations – No

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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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

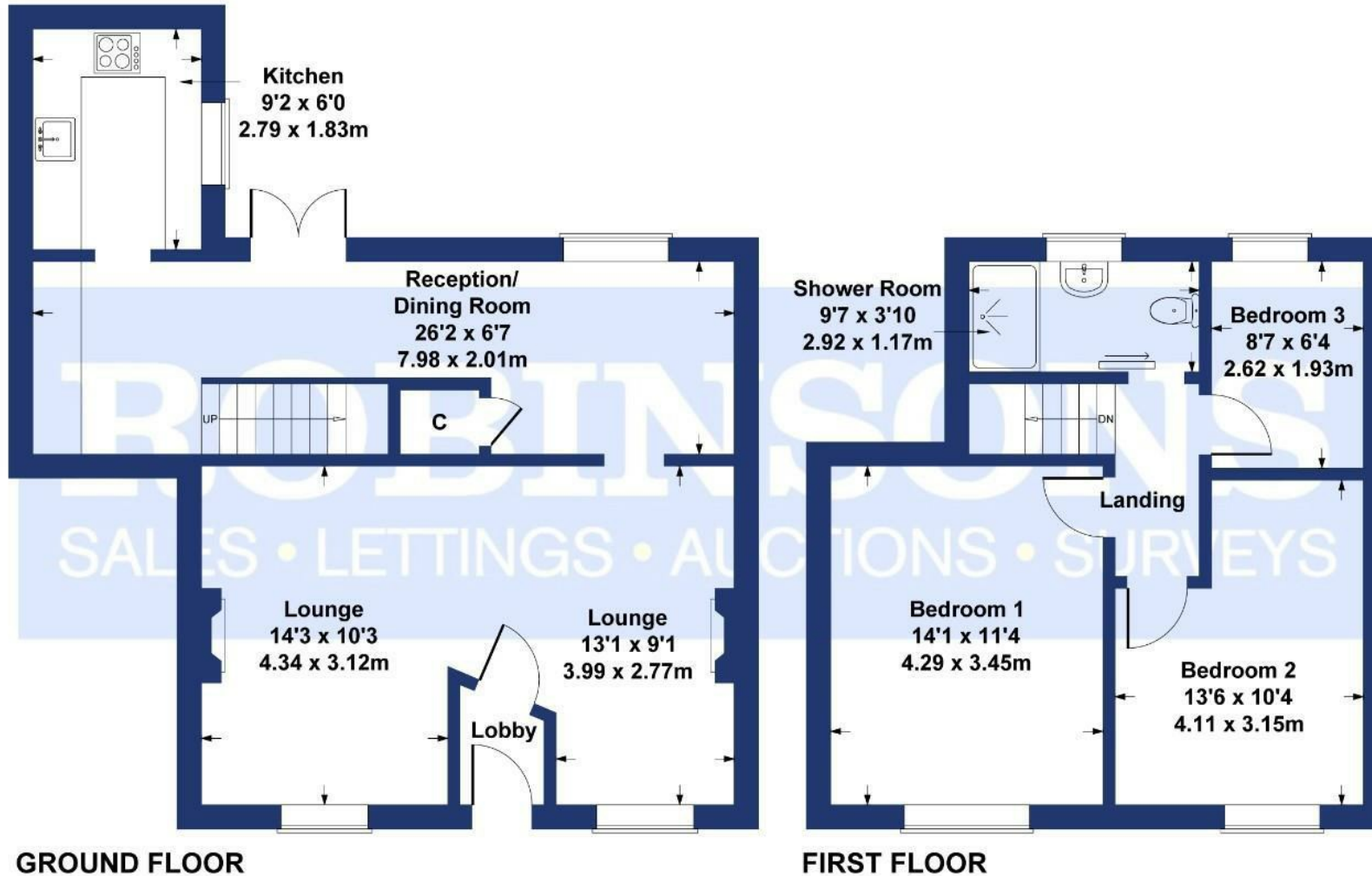
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion."



School Street Witton Le Wear

Approximate Gross Internal Area
1076 sq ft - 100 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		80
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

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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