



**Wharton Street, DL14 8PD**  
**2 Bed - House - Terraced**  
**£68,000**

**ROBINSONS**  
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Robinsons are delighted to offer for sale this well presented two bed roomed family home located on Wharton Street in Coundon and close to a range of local amenities within the village including convenience stores, primary schools, local shops and a regular bus service. Nearby Bishop Auckland and Tindale Retail Park provide access to further facilities including secondary schools, supermarkets, retail stores, high street shops and local businesses.

The accommodation briefly comprises; entrance hallway, lounge and kitchen/diner to the ground floor whilst the first floor there are two double bedrooms and the bathroom. Externally there is a front garden and rear yard. On street parking available.

Energy Efficiency Rating C | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

### Entrance Hall

Entered Via a uPVC double glazed door from the front and with laminate flooring and stairs leading to the first floor.

### Lounge

14'6" x 11'4" (4.44 x 3.46 )

A spacious room with uPVC double glazed window to the front.

### Kitchen/Dining Room

17'5" x 9'5" max (5.33 x 2.88 max )

Fitted with a range of wall and base units having contrasting worktops incorporating gas hob with extractor hood, built under oven, single drainer stainless steel sink unit, plumbing for automatic washing machine, space for fridge freezer, tiled splash backs, useful storage cupboard, laminate flooring and uPVC double glazed windows and door to the rear.

## FIRST FLOOR

### Landing

With storage cupboard and loft access

### Bedroom 1

17'5" x 8'6" maximum (5.33 x 2.60 maximum )

With built in double wardrobe and two uPVC double glazed windows to the front.

### Bedroom 2

11'5" x 12'1" (3.49 x 3.69 )

Another good sized double with uPVC double glazed window to the rear.

### Bathroom

Fitted with a three piece suite comprising panelled bath with

shower over, pedestal wash basin, low level WC, panelled splash backs and uPVC double glazed window to the rear.

## EXTERNAL

To the front of the property there is a fence enclosed lawned garden whilst to the rear there is also a pleasant fence enclosed garden which has been landscaped by the current owner to include paved and decked patio, Astro turfed lawn and gravelled walkways. A gate leads to a rear access lane.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3Mbps, Superfast 56Mbps

Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1469 (min)

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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## Wharton Street

Approximate Gross Internal Area  
813 sq ft - 76 sq m



GROUND FLOOR

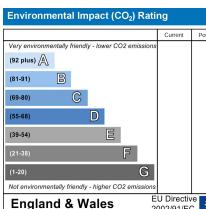
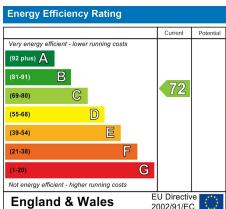
FIRST FLOOR

### 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. 2024

Energy Efficiency Rating



## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL  
T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonsccls.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH  
T: 01388 458111  
E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE  
T: 01388 420444  
E: info@robinsonspennymoor.co.uk

## SEDGEFIELD

3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ  
T: 0174 064 5444  
E: info@wynyardfineandcountry.co.uk

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