



Swan Street, Evenwood, DL14 9RN
2 Bed - House - End Terrace
£50,000

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*** NO FORWARD CHAIN ***

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN, this two double bedroom end-terraced house, which enjoys an enclosed front garden, rear yard and additional garden area. The property is in need of modernisation, which has been reflected in the competitive asking price, but presents an excellent opportunity for a range of buyers, including first-time purchasers, investors and those looking to put their own stamp on a home. The property benefits from gas central heating and UPVC double glazing.

The internal accommodation briefly comprises an entrance vestibule leading into the lounge, which features a bay window overlooking the front garden. The kitchen is fitted with a range of wall, base and drawer units, with space for appliances and a dining table. A rear hallway provides access to the yard, while the ground floor bathroom is fitted with a three-piece suite.

To the first floor, there are two well-proportioned double bedrooms, with the rear bedroom enjoying far-reaching countryside views.

Externally, the property benefits from an enclosed garden to the front. To the rear, there is a yard with brick-built storage sheds, beyond which lies a further garden area.

Evenwood is a pleasant village surrounded by attractive countryside, offering a range of local amenities, including a village shop and primary school. A wider selection of shopping, leisure and recreational facilities can be found in the nearby towns of Crook and Bishop Auckland.

Contact Robinsons today for further information and to arrange an internal viewing.

AGENT NOTES

Council Tax: Durham County Council, Band A - Approx. £1,748p.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/Electric

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 – 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 – check with seller

Planning Permission – Nothing in the local area . 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		

DURHAM

1-3 Old Elvet

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

The Wynd

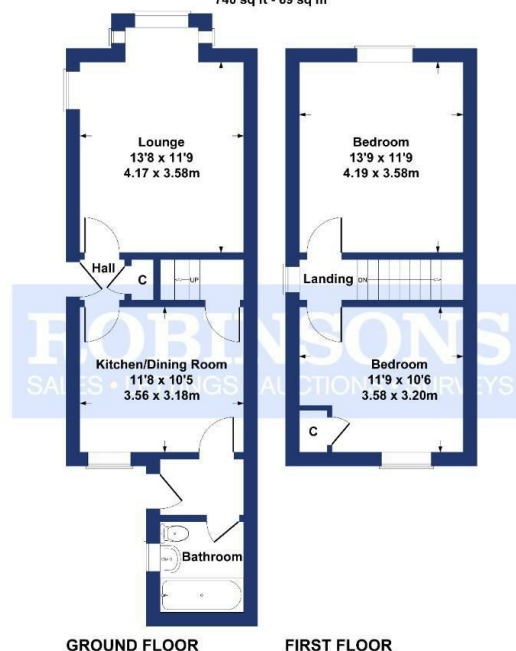
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Swan Street Evenwood

Approximate Gross Internal Area
740 sq ft - 69 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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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