



Lydgate Lane, Wolsingham, DL13 3LF
3 Bed - House - Semi-Detached
£750

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* DRIVEWAY AND GARDENS * WELL PRESENTED
THROUGHOUT * GAS CENTRAL HEATING AND UPVC
DOUBLE GLAZED WINDOWS * POPULAR WEARDALE
VILLAGE * VIEWING HIGHLY RECOMMENDED *

Offered for rent on a un-furnished basis, is this well presented three bedroom semi-detached house which has a driveway to the front and enclosed gardens. The house is well presented throughout and is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with storage cupboard, lounge with gas fire and window to front aspect, kitchen which is extensively fitted with a range of wall, base and drawer units with space for appliances, rear hallway with storage cupboard and cloakroom/WC.

To the first floor there are three spacious bedrooms and a family bathroom which is well fitted with a four piece suite including a bath and separate shower cubicle.

Outside the property has a driveway to the front with wrought iron gates enclosing. The front garden is mostly laid to lawn with hedges. The rear garden is enclosed and is mostly laid to lawn with space for flower beds, to the side of the house there are built in brick storage sheds.

Wolsingham has primary and secondary schooling, a range of shopping amenities and is on a bus route.

Please contact Robinsons for further information.

COUNCIL TAX BAND: A

Pets considered subject to a £25pcm pet rent. No smokers.

BOND: £750

LOCATION

The property is conveniently located in the popular Weardale village of Wolsingham which has a range of amenities including grocery store, bakery, butchers, gym, café, restaurant, public house and fuel station. The village has primary and secondary schooling, the primary school being located within a short walking distance. The village also benefits from a popular play park and recreational sports area and has an abundance of rural walks. Wolsingham has a regular bus service giving access to other neighbouring villages and towns, including Stanhope and Crook. It is within a short drive away from Durham City Centre and Bishop Auckland.

AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average-Good

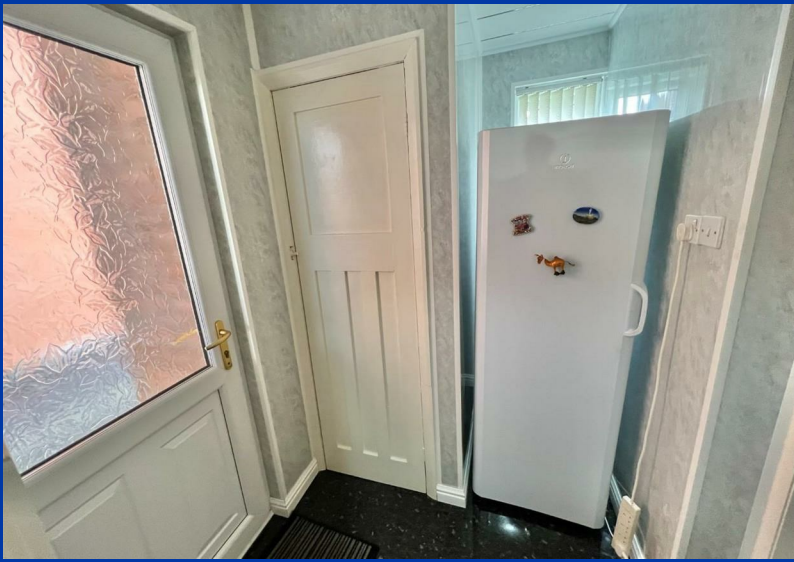
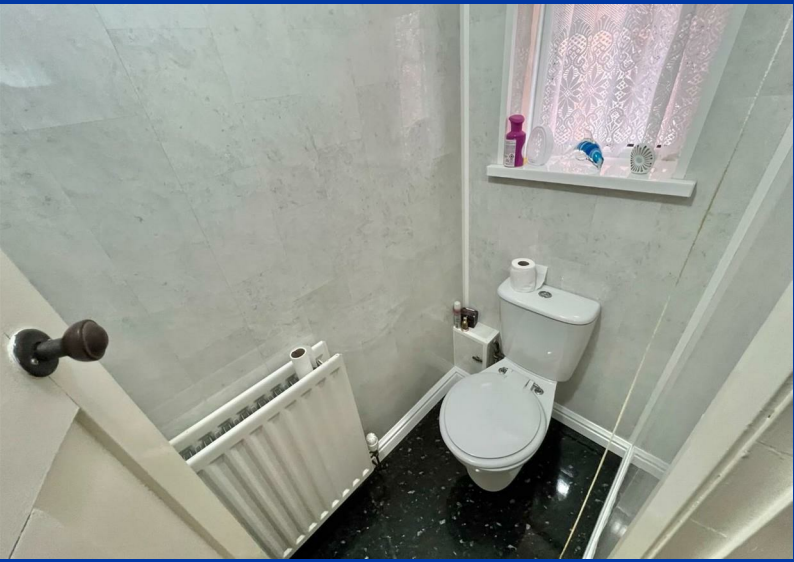
Tenure: Freehold

Council Tax: Durham County Council, Band: A, Approx Annual

Price: £1,621

Energy Rating: D

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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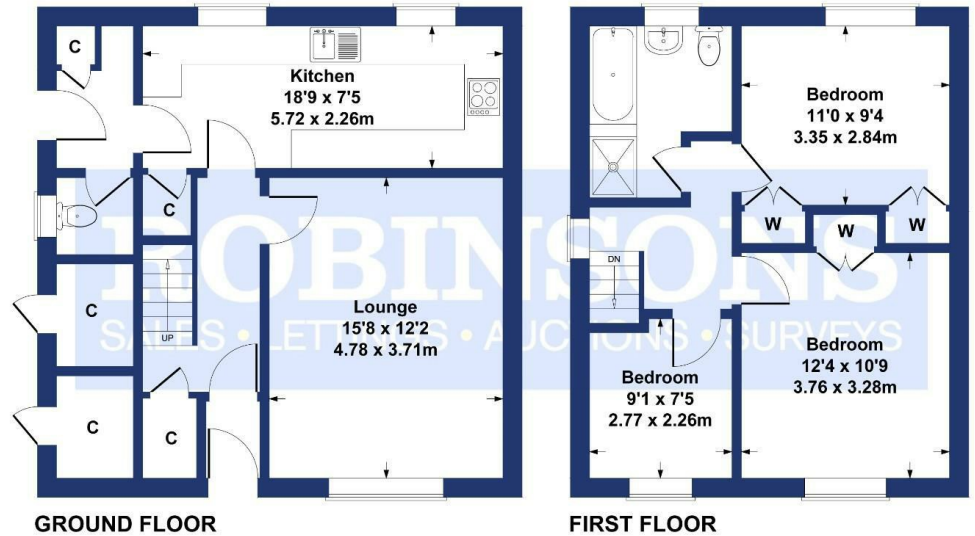
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lydgate Lane Wolsingham

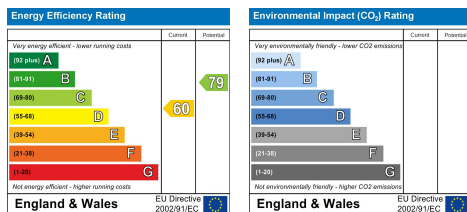
Approximate Gross Internal Area
991 sq ft - 92 sq m



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. 2022



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@robinsonscs.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@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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Royal Corner, Crook, County Durham, DL15 9UA | Tel: 01388763477 | info@robinsonscrook.co.uk

www.robinsonsestateagents.co.uk