



Hillside View, Roddymoor, DL15 9RP
3 Bed - House - Mid Terrace
£105,000

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*** NO FORWARD CHAIN ***

Robinsons have the pleasure of offering to the sales market, with the benefit of no forward chain this three bedroom mid terrace house. The property is well presented throughout and benefits from being warmed by gas central heating and has UPVC double glazed windows.

This is the ideal purchase for first time buyers or the buy-to-let investor to acquire this well proportioned home which briefly comprises: Welcoming entrance lobby with access to a lovely open-plan lounge/kitchen/dining area with windows to both front & rear elevations, a range of fitted wall & base units & further access to a useful ground floor cloaks/wc.

The first floor landing boasts three bedrooms & a family bathroom with modern white three piece suite.

Externally, the property enjoys an enclosed garden to the rear which is low maintenance.

Roddymoor is well positioned being close to Crook town centre, bus links and schooling.

We thoroughly encourage full internal inspection in order to fully appreciate the style, layout & space of this well proportioned, contemporary-style home.

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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	82
(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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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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