



Cherry Tree House

Rookhope DL13 2BJ

Chain Free £150,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Cherry Tree House

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- Two Bedroom Semi Detached
- EPC Grade G
- Breathtaking Views

- Stone Built Weardale Cottage
- CHAIN FREE
- Area of Outstanding Natural Beauty

- Solid Fuel Heating
- Rural Situation

RURAL TWO BEDROOM COTTAGECHAIN FREE***TWO BEDROOMS***SURROUNDED BY STUNNING VIEWS***

Tucked away up a short country lane you will find this traditional two bedroom country cottage perched on the hill enjoying its rural situation.

Comprising of: Entrance and staircase, Lounge and combined kitchen area, to the first floor are two double bedrooms and a family bathroom.

Externally to the rear is an enclosed area with gated access housing a log store, large storage shed and a wooden built shed with space and plumbing for washing machine. To the side is a small area of garden with plants and a seating area, whilst to the front stone steps lead you up to the property's front door and paved patio seating area to take in the breath-taking surrounding scenery.

A most charming & rarely available home, offered in move-in condition, yet offering the buyer scope for modernisation. Likely to be a very welcome addition to the market. Early interest is advised

GROUND FLOOR

Entrance Hallway

Having stairs to first floor and uPVC double glazed entrance door.

Lounge & Kitchen Area

15'3" x 15'1" (4.659 x 4.611)

The kitchen area is fitted with a range of wall and base units with contrasting wood worktops over, Belfast sink unit with mixer tap, integrated electric oven and hob, under counter fridge and tiled splash backs.

To the lounge is a open fireplace housing a multi burning stove, tiled flooring and uPVC double glazed window to front and rear.

FIRST FLOOR

Landing

With electric radiator.

Bedroom One

16'2" x 11'11" (4.946 x 3.639)

With electric wall heater, storage cupboard housing the hot water tank and uPVC double glazed window to front having views.

Bedroom Two

11'4" x 9'6" (3.470 x 2.912)

With electric wall heater, storage cupboard and uPVC double glazed window to front having views.

Bathroom

Fitted with a white suite having free standing bath with hand held shower mixer over, WC and wash hand basin, chrome heated towel rail and tiled flooring.

Externally

Externally to the rear is an enclosed area with gated access housing a log store, large storage shed and a wooden built shed with space and plumbing for washing machine.

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Agents Note

The property is subject to a flying freehold. Bedroom Two is situated above the neighbouring property.

Energy Performance Certificate

To view the energy performance certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7897-3027-2205-3227-2200>

EPC Grade G



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Council Tax Band A - Durham County Council
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com