



**Belle Vue**

Frosterley DL13 2SW

**Chain Free £180,000**







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# Belle Vue

## Frosterley DL13 2SW



- Two Bedroom End Terraced
- EPC Grade D
- Garage & Garden

- Stone built Traditional Property
- First Floor Bathroom
- Village Location

- Two Reception Rooms
- Views Front & Rear
- CHAIN FREE

Nestled in the charming village of Frosterley, Weardale, this delightful two-bedroom end terrace house offers a perfect blend of traditional character and modern convenience. Built around 1900, the property boasts a classic stone façade that adds to its appeal, while the generous 1,076 square feet of living space ensures ample room for comfortable living.

Upon entering, you will find two well-proportioned reception rooms that provide a warm and inviting atmosphere, ideal for both relaxation and entertaining. The traditional layout enhances the sense of space, making it easy to envision your own personal touches throughout. The property features a well-appointed bathroom, catering to all your daily needs.

The two bedrooms are spacious and filled with natural light, providing a peaceful retreat at the end of the day. The front views from the property add to its charm, allowing you to enjoy the picturesque surroundings of the Weardale countryside.

For those with vehicles, the property offers the added benefit of a garage, providing secure storage or additional space for hobbies. The house is chain-free, making it an excellent opportunity for those looking to move in without delay.

This end terrace house in Belle Vue is not just a home; it is a lifestyle choice, offering a serene environment while being conveniently located near local amenities. Whether you are a first-time buyer or seeking a tranquil retreat, this property is sure to impress. Do not miss the chance to make this charming house your new home.

### Ground Floor

#### Entrance Hallway

Via uPVC double glazed door, under stairs storage cupboard and uPVC double glazed window to side

#### Lounge

13'11" x 13'10" (4.242 x 4.221)

With feature fireplace, central heating radiator and uPVC double glazed window to front.

#### Dining Room

13'8" x 14'11" (4.180 x 4.556)

With feature housing gas fire, central heating radiator and uPVC double glazed window to rear.

#### Kitchen

6'7" x 11'3" (2.027 x 3.437)

Fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, slot for oven, plumbing for washing machine, central heating radiator and door and window to rear.

#### Inner Hall

Having stairs to first floor and central heating radiator.

#### First Floor

##### Landing

With window to side.

##### Bedroom One

14'8" x 12'11" (4.488 x 3.959)

Having a range of fitted furniture, over stairs storage cupboard, central heating radiator and window to rear.

##### Bedroom Two

10'7" x 13'7" (3.239 x 4.141)

With central heating radiator and window to front.

#### Bathroom / WC

10'6" x 6'5" (3.203 x 1.963)

Fitted with a panelled bath having hand held shower over, WC, wash hand basin and storage cupboard housing gas boiler.

#### Externally

Externally to the front is a enclosed paved garden area with front steps leading up to the front door.

whilst to the rear is a single garage with electric door, additionally there is a small enclosed garden bounded by a stone wall with greenhouse and garden shed.

There is also a stone out building listed as a pig sty.

#### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,193.61 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Medium risk of surface water flooding. Very low risk of flooding from rivers and the sea.

#### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

#### AGENTS NOTE

It is our understanding that the driveway to the side and pathway to the rear is unregistered land and has no title.

The neighbouring properties have walking rights only over the land to side and rear.

However the current owners of No 1 Belle Vue have maintained this area during the time they have owned the property.

#### Energy Performance Certificate

To view a copy of the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0635-3529-9400-0561-5202>

EPC Grade D

GROUND FLOOR  
596 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.  
While 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 for guidance 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

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