



## Dale Terrace

Roddymoor, Crook DL15 9RB

Chain Free £85,000







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# Dale Terrace

Roddymoor, Crook DL15 9RB



- Two Bedroom Mid Terraced Home
- EPC Grade D
- Popular Location With Views

- CHAIN FREE
- Rear Driveway & Garage
- Call Venture To Arrange a Viewing

- South Facing Garden
- Good Sized Rooms
- 01388 741174

Welcome to Dale Terrace in the village of Roddymoor! This delightful, chain free, two-bedroom stone terraced house is brimming with potential. Situated in a picturesque location with views to the front, this property offers a wonderful opportunity for those looking to create their dream home.

As you step inside, you'll find a property with good-sized rooms just waiting to be transformed. With two reception rooms, kitchen, utility cloaks wc, two bedrooms, and a bathroom, there is ample space to work with. Although the house is in need of refurbishment, this presents the perfect chance to put your own stamp on the property and tailor it to your tastes.

One of the standout features of this home is the rear driveway, providing convenient off-road parking—a rare find in many village properties. Additionally, the fact that this property is chain-free means you can move in swiftly and begin the renovation process without any delays.

Whether you're a first-time buyer looking to get onto the property ladder or an investor seeking a project with great potential, this terraced house on Dale Terrace is a fantastic opportunity not to be missed. Don't let this chance slip away—book a viewing today and start envisioning the possibilities that this property holds for you!

## GROUND FLOOR

### Hallway

Via UPVC entrance door.

### Cloaks/Utility Room

Fitted with wash hand basin, wc, central heating radiator and wall mounted gas boiler.

### Kitchen

11'10" x 6'4" (3.632 x 1.951)

Fitted with wall and base units with contrasting work surfaces over stainless Steel sink unit with mixer tap, integrated electric oven and gas hob, central heating radiator and UPVC double glazed window to rear.

### Dining Room

14'1" x 12'8" (4.298 x 3.865)

With laminate flooring, central heating radiator and UPVC double glazed window to rear.

### Lounge

17'0" x 13'1" (5.189 x 3.990)

Having central heating radiator and UPVC double glazed patio doors to front garden.

## FIRST FLOOR

### Landing

Having loft hatch.

### Bedroom One

13'9" x 13'0" (4.202 x 3.974)

With fitted wardrobes, central heating radiator and UPVC double glazed window to front.

### Bedroom Two

14'1" x 7'1" (4.293 x 2.175)

With central heating radiator and UPVC double glazed window to rear.

### Bathroom/WC

Fitted with a white suite comprising of panelled bath, wc, wash hand basin and central heating radiator.

### Externally

Lengthy south facing front garden, rear enclosed yard and garage and driveway over the rear service lane.

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9674-3038-4206-9694-9200>

EPC Grade D

## Agents Additional Information

Tenure: Freehold

Gas and Electricity: Mains (pre payment meter)

Sewerage and water: Mains (pre payment meter)

Broadband: Superfast broadband available. Highest download speed 60-80 Mbps. 19 - 20 Mbps upload speed.

Mobile Signal/coverage: Coverage likely with EE..

Council Tax: Durham County Council, Band: A. Annual price: £1621 (Maximum 2024)

Energy Performance Certificate Grade D

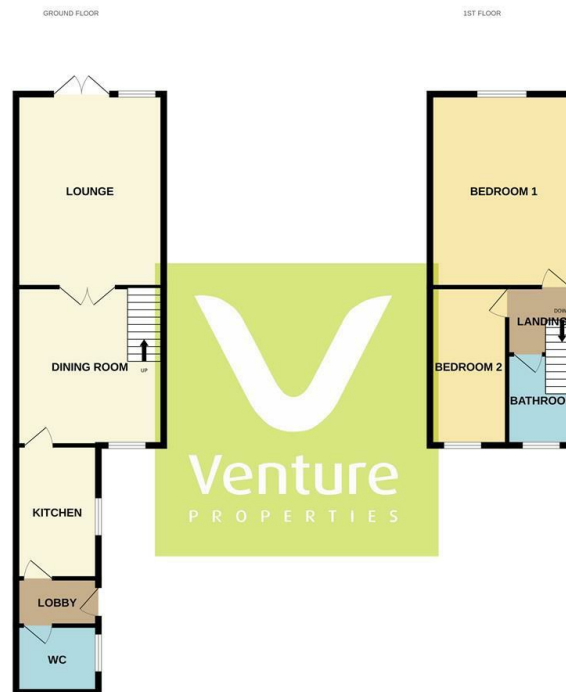
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

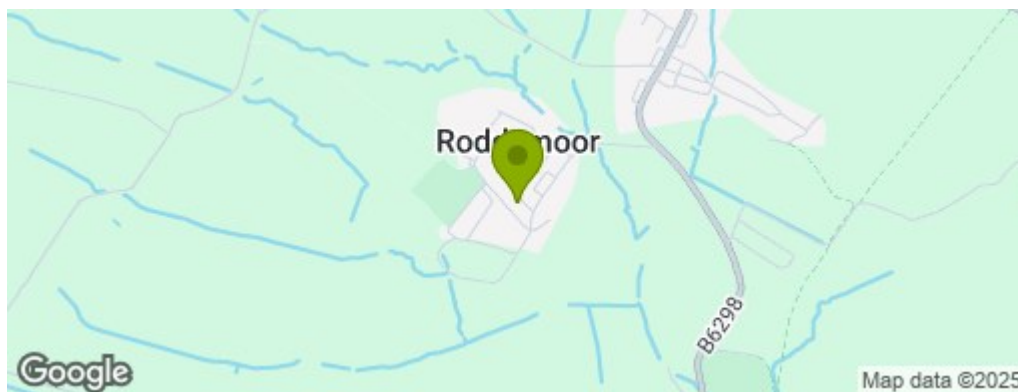
### Disclaimer

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## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

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