



## Station Cottages

Frosterley DL13 2QH

By Auction £95,000







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# Station Cottages

## Frosterley DL13 2QH



- For Sale Via Online Auction Starting Bid £95,000 (Terms and Conditions Apply)
- EPC Grade E
- Ideal Project

- Two Bedrooms
- Substantial Gardens
- Village Location

- Semi Detached
- In need of Modernisation
- Must See

For Sale Via Online Auction Starting Bid £95,000 (Terms and Conditions Apply)

Welcome to Station Terrace, Frosterley - a charming village location perfect for those seeking a lovely family home. This delightful house offers two bedrooms with a first-floor bathroom, ideal for a small family or those looking for a cozy space.

The property boasts excellent garden space, perfect for green-fingered enthusiasts or for hosting summer gatherings with friends and family.

If you're looking for a project to make your own mark and create a warm and inviting family abode, this property is a must-see. Don't miss out on the opportunity to turn this house into your dream home in this picturesque village setting.

### Ground Floor

#### Entrance

Accessed via a UPVC entrance door, stairs rise first floor and central heating radiator.

#### Lounge

14'6" x 13'3" (4.421 x 4.059)

Located to the front elevation of the property having open fire in stone effect fireplace, access to a useful under stair storage cupboard, UPVC window and central heating radiator.

#### Kitchen Diner

7'11" x 17'2" (2.418 x 5.257)

Having base and wall units with laminate work surfaces over and tiled splashbacks. Sink unit and ample space for free standing appliances as required and family dining table. Two UPVC windows and central heating radiator.

#### Rear Porch

Having UPVC door to the rear and wooden window, ample space for coats hanging space.

### First Floor

### Landing

Stairs rise from the entrance and provide access to the first floor accommodation.

#### Bedroom One

10'1" x 16'11" max (3.093 x 5.157 max)

Located to the front elevation having two UPVC windows and central heating radiator.

#### Bedroom Two

9'4" x 12'4" max (2.859 x 3.782 max)

Located to the rear elevation of the property having UPVC window and central heating radiator with access to a useful storage cupboard which also houses the water tank.

#### Bathroom

Fitted with a three piece suite comprising bath with electric shower over and folding screen, WC, wash hand basin and central heating radiator. Wooden window and extraction fan.

### Exterior

To the front elevation of the property is stone steps leading to the front door with a an area of mature shrubs to the front, whilst to the rear directly at the back of the property is an enclosed yard with three outbuildings. Gated access to the land at the side of the property beyond is an enclosed garden area which has sadly overgrown at the moment but could make a fantastic garden area.

### Agents Note

Please note this property is sold as seen.

### Agents Note

Please note the neighbouring property has a pedestrian right of access to their rear garden.

### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9137-5327-2200-0857-4296>

EPC Grade E

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking with your provider regarding signal coverage

Council Tax: Durham County Council, Band: A Annual price: £1,566.66 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Energy Performance Certificate Grade E

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

Conservation Area & Designated date: Frosterley, designated in 1993

### 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.

GROUND FLOOR

1ST FLOOR



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

Durham County Council - Council Tax Band A  
Tenure - Freehold

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