



## High Grange

High Grange DL15 8AT

Offers In Excess Of £90,000







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# High Grange

## High Grange DL15 8AT



- Two Bedroom Cottage
- EPC GRADE D
- Lounge & Dining Room

- Views To Rear
- Gas LPG Heating
- Fitted Kitchen

- Courtyard
- Multi Burning Stoves
- Pretty Front Garden

### \*\*\*CHAIN FREE\*\*\*TWO BEDROOMS\*\*\*

Gorgeous, well presented mid-terrace property situated in a quiet village between the market towns of Crook and Bishop Auckland (each only 2.8 miles away), this house enjoys rural views across a neighboring pasture. The property offers much charm and character and is well insulated and has lots of storage. Brief layout comprises of: Dining room, Lounge having French doors to rear, fitted kitchen, to the first floor are two double bedrooms, bathroom and the loft is boarded out for useful storage. There is also on street parking to the rear. Bishop Auckland train station connects to Darlington mainline station (London to Edinburgh), and there is quick and easy access to major roads as an alternative travel route. The cathedral city of Durham is just 10 miles away, and the village is well served by buses.

### Ground Floor

#### Dining Room

14'03 x 12'03 (4.34m x 3.73m)

UPVC double glazed front door, UPVC double glazed window, double radiator, coving to ceiling, Franco-Belge multi-fuel stove with stone hearth, floor-to-ceiling fitted bookshelves, 100% wool carpet.

#### Inner Hallway

With staircase to first floor, 100% wool carpet.

#### Lounge

12'07 x 12'03 (3.84m x 3.73m)

uPVC double glazed French doors leading to the rear courtyard, access to under stairs cupboard, double radiator, coving to ceiling, Franco-Belge multi-fuel stove with stone hearth, floor-to-ceiling fitted bookshelves, 100% wool carpet.

### Kitchen

19'06 x 4'06 (5.94m x 1.37m)

Modern, well fitted kitchen with a range of fitted Shaker-style wall and base cabinets, two UPVC double glazed windows, stainless steel sink and drainer with mixer tap, work surfaces, part tiling to walls, solid bamboo floor, plumbing for washing machine and dishwasher, space for refrigerator and dryer, radiator, electric hob and oven with extractor hood over, uPVC door leading to the rear courtyard.

### FIRST FLOOR

#### Landing

Landing: Loft access with pull down ladder, radiator, fitted bookshelves.

#### Bedroom One

14'03 x 12'03 (4.34m x 3.73m)

uPVC double glazed window, double radiator, original cast-iron feature fireplace, coving to ceiling, full height built-in wardrobe with additional access to loft.

#### Bedroom Two

12'02 x 7'05 (3.71m x 2.26m)

uPVC double glazed window, double radiator, coving to ceiling.

#### Bathroom

uPVC double glazed window, stone windowsill, white fitted suite including panelled bath, low-level WC, pedestal hand basin, mirrored cabinet, separate shower with mains thermostatic mixer and granite shelf, chrome heated towel rail, part tiling to walls, tiled floor.

### Loft Space

Fully insulated, boarded, and plastered, electric light and outlets, with potential for attic room.

### Externally

To the front of the property is a gated courtyard with original cast iron railings, Indian stone paving, electric outlet, light, mature shrubs, bulbs, and perennials. At the rear, there is a courtyard with Indian stone paving, mature shrubs, bulbs, outside tap, light, and spacious outhouse housing combination boiler.

### Energy Performance Certificate

To find the full energy performance certificate please use the link below:

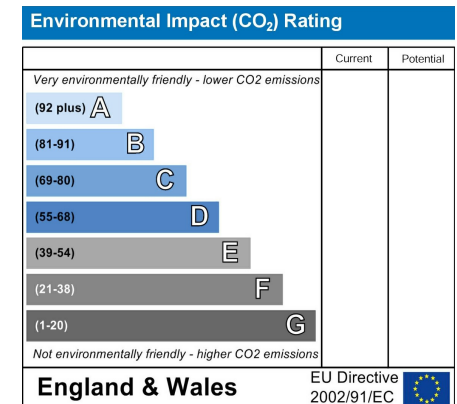
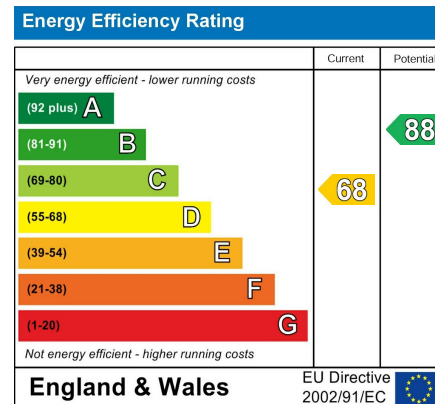
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9038-2881-7408-9203-8975?print=true>

EPC Grade D





GROUND FLOOR



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