



Lanehill

Ireshopeburn DL13 1HH

Chain Free £119,950





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Lanehill

Ireshopeburn DL13 1HH



- Chain Free
- EPC Grade E
- Area Of Outstanding Natural Beauty

- Two bedroom Semi
- Attic Room
- Garden Forecourt

- Open Views To Front
- Village Location
- Majority Double Glazing

PUBLIC NOTICE - 3 Lanehill, Ireshopeburn, Bishop Auckland, DL13 1HH - We have received an offer of £119,950. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating E.

CHAIN FREE! NESTLED IN UPPER WEARDALE, WITH STUNNING VIEWS over hills and countryside is this CHARMING 18TH CENTURY TWO BEDROOM COTTAGE. There is a HEATING SYSTEM VIA MULTI FUEL BURNER, some DOUBLE GLAZING. This quaint cottage has an INVITING LOUNGE and pleasant CONSERVATORY to the ground floor as well as a BATHROOM and FITTED KITCHEN with appliances to include an electric range. To the first floor are two bedrooms, office and a further SHOWER ROOM. A staircase from the office leads to a GOOD SIZED ATTIC ROOM Externally is an enclosed courtyard paved with stone on which to enjoy a leisurely morning breakfast, or evening aperitif. Call us to view now!

Ground Floor

Entrance Porch

UPVC double glazed front entrance door, UPVC double glazed windows and timber and glazed door through to:

Lounge

18'05 x 12'06 (5.61m x 3.81m)

Timber fireplace with marble hearth housing multi fuel stove, beamed ceiling, open plan staircase to the first floor, double central heating radiator, central heating radiator, UPVC double glazed window to the front elevation with window seat, wall light points

Conservatory

17' x 7'03 (5.18m x 2.21m)

UPVC double glazed windows and doors. Wall light points

Kitchen

12'04 x 7'01 (3.76m x 2.16m)

Cream fitted wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps, breakfast bar, tiled floor, plumbing and space for washing machine, double electric range with stainless steel splash backs, extractor hood over, built in fridge and freezer, wine rack, tiled splash backs, central heating radiator, UPVC double glazed window to the front elevation

Inner Hallway

Understairs storage and central heating radiator

Bathroom/wc

A fitted suite including panelled bath, electric shower over, wash hand basin, wc, double central heating radiator, tiled floor and tiled walls, opaque UPVC double glazed window

First Floor

Landing

Spot lights

Bedroom One

12'06 x 8'09 (3.81m x 2.67m)

UPVC double glazed window to the front elevation, night storage heater

Bedroom Two

11'07 x 7 (3.53m x 2.13m)

UPVC double glazed window, laminated floor, night storage heater and free standard wardrobe

Office

9'05 x 6'05 (2.87m x 1.96m)

UPVC double glazed window to the side elevation, overstairs cupboard and stairs to the attic room

Shower Room/wc

Corner shower cubicle, tiled, mains waterfall shower, wc, wash hand basin, tiled floor and door to the second bedroom

Attic Room

17'10 x 12'06 (5.44m x 3.81m)

beamed ceiling, ample space for storage, power, lighting, velux windows

Exterior

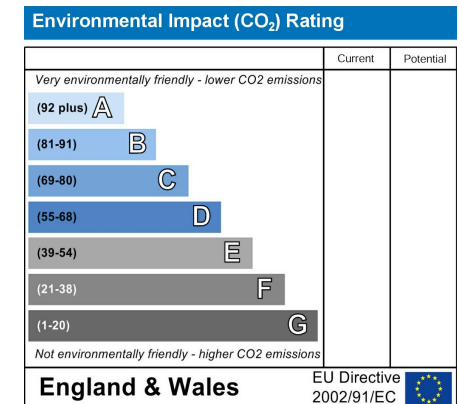
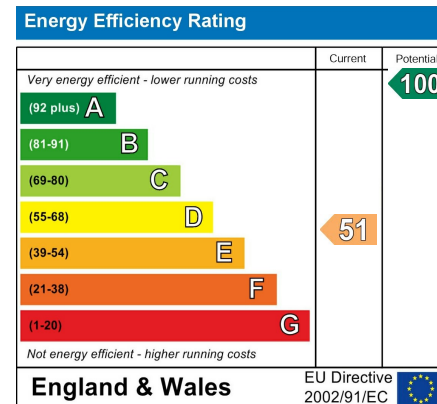
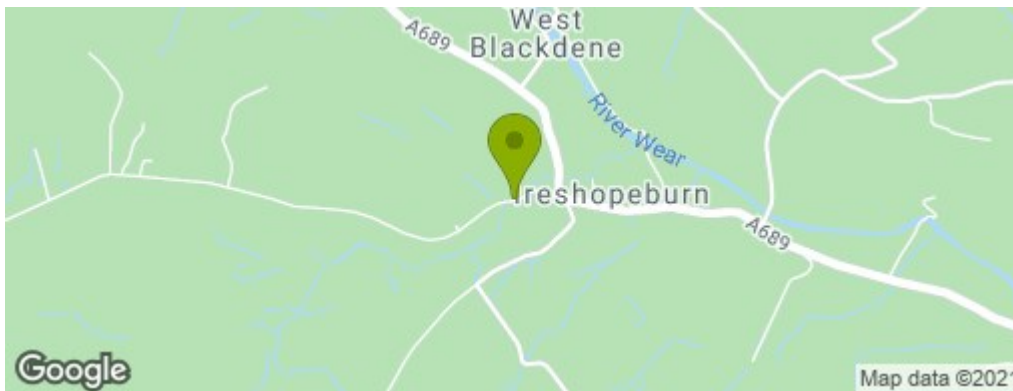
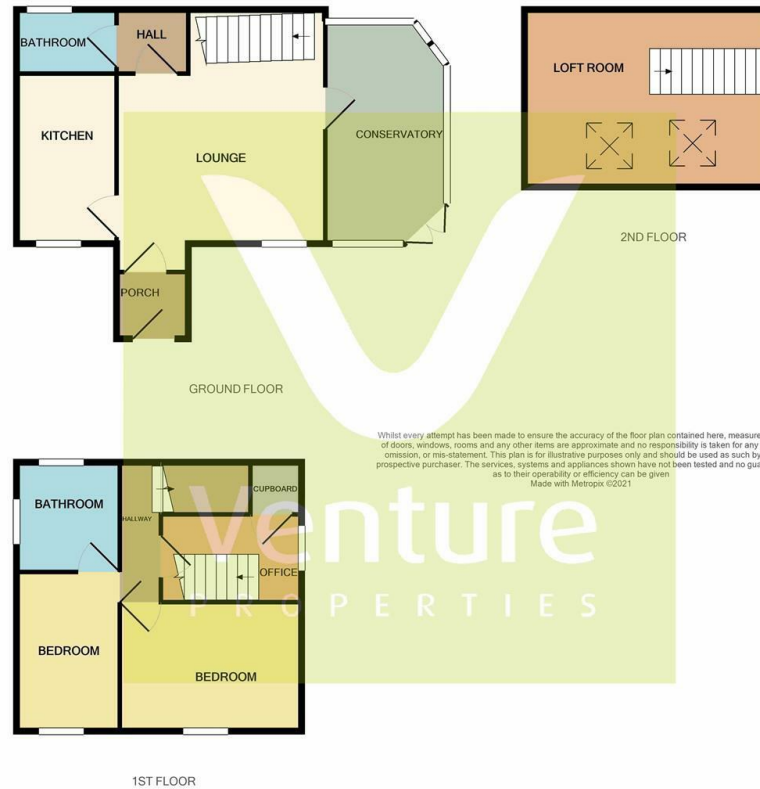
Immediately to the front of the property there is a small paved courtyard with wall and fence surround

Energy Performance Certificate

To view the Energy Performance Certificate for this property please use the following link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8702-5444-9729-7626-2913>

EPC GRADE E



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