



Westgate DL13 1LG

By Auction £180,000





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# Westgate DL13 1LG



- FOR SALE BY ONLINE AUCTION. T&CS APPLY. CHAIN FREE
- Rural
- First Floor Bathroom plus Ground Floor WC

- Three Bedrooms
- Garage plus One Off Road Parking Area
- Gardens

- EPC Grade F
- Four Reception Rooms
- Countryside Views

FOR SALE VIA ONLINE AUCTION. Starting Bid £180,000. Terms and Conditions Apply.

We are delighted to offer to the market this three bedroom property which is set within the idyllic COUNTRYSIDE location of Westgate. Westgate is situated within Weardale and Area of Outstanding Natural Beauty. The property in brief comprises of entrance porch, hallway, FOUR RECEPTION ROOMS, kitchen/utility, hot tub room, and ground floor WC. To the first floor there are THREE BEDROOMS and family bathroom and to the second floor a studio room with countryside VIEWS. Externally the property has OFF ROAD PARKING and a GARAGE with gardens to the front.

## Ground Floor

### Porch

Access via a UPVC door with UPVC window and door into the entrance.

### Entrance Hall

Having exposed flooring, two central heating radiators and wooden window with stained glass inserts and secondary internal glazing. Stairs rise to the first floor.

### Lounge

14'11 x 14'9" (4.55m x 4.50m)

Located to the front elevation of the property with views over the garden, two UPVC windows, exposed floorboards, decorative picture rail and open fire. Central heating radiator.

### Dining Room

12'1 x 12'11" (3.68m x 3.94m)

Located off the kitchen with UPVC window, open fire with tiled hearth with marble effect surround. Exposed floorboards and central heating radiator.

### Office

8'9 x 5'1" (2.67m x 1.55m)

An ideal space for a home office or to be used however suitable having UPVC window and central heating radiator.

### WC

Fitted with WC and wash hand basin.

### Kitchen/Utility

Fitted with contrasting white and grey wall and base units with tiled splash backs.

Dropped sink and mixer tap, Sterling cooker with five burning gas hob. There is ample space and plumbing for free standing appliances, central heating radiator, exposed flooring and UPVC door to the rear. A lovely feature to the room is a multi fuel stove set within a inglenook.

### Conservatory

Located off the kitchen having French Patio doors to the rear garden and UPVC windows with tiled flooring.

### Hot Tub Room

8'7 x 12'4" (2.62m x 3.76m)

Accessed from the garden via a UPVC entrance door, tiled flooring, wooden velux window.

### Log Store

### First Floor

#### Landing

Wooden window with stained glass inserts and internal secondary glazing, wooden balustrade and exposed floor boards. A bright and spacious area with doors radiating off to the first floor living accommodation.

#### Bedroom One

14'8 x 14'6" (4.47m x 4.42m)

A bright room located to the front elevation of the property having two UPVC windows with far reaching countryside views, central heating radiator, exposed floor boards and coved ceiling.

#### Bedroom Two

12'3 x 12'0" (3.73m x 3.66m)

Located to the rear elevation of the property with exposed floor boards, central heating radiator and two UPVC windows.

#### Bedroom Three

7'3 x 6'11" (2.21m x 2.11m)

Also located to the front elevation of the property having a UPVC window, central heating radiator and exposed floorboards.

### Bathroom

Fitted with four piece suite comprising WC, wash hand basin set on grey vanity unit, bath with hand held shower attachment and corner power shower. Tiled flooring, central heating radiator and obscured UPVC window with partially tiled walls.

## Second Floor

### Landing

Stairs rise to the studio.

### Studio

28'0 x 20'10" (8.53m x 6.35m)

UPVC feature window to front with far reaching countryside views, wooden velux skylight, central heating radiator, wood effect laminate flooring, sloping ceiling with exposed beams stainless steel sink with mixer tap.

### Garage

with double opening doors.

### Externally

Established front garden with a variety of plants and shrubs with paved patio seating area.

The oil tank can be found here also.

To the rear of the property there is access over the lane to the garage, directly in front of the garage there is an off road parking area.

### Energy Performance Certificate

To access the Energy Performance certificate for this property, please use the following link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0205-2840-7893-9677-1925>

EPC Grade F.

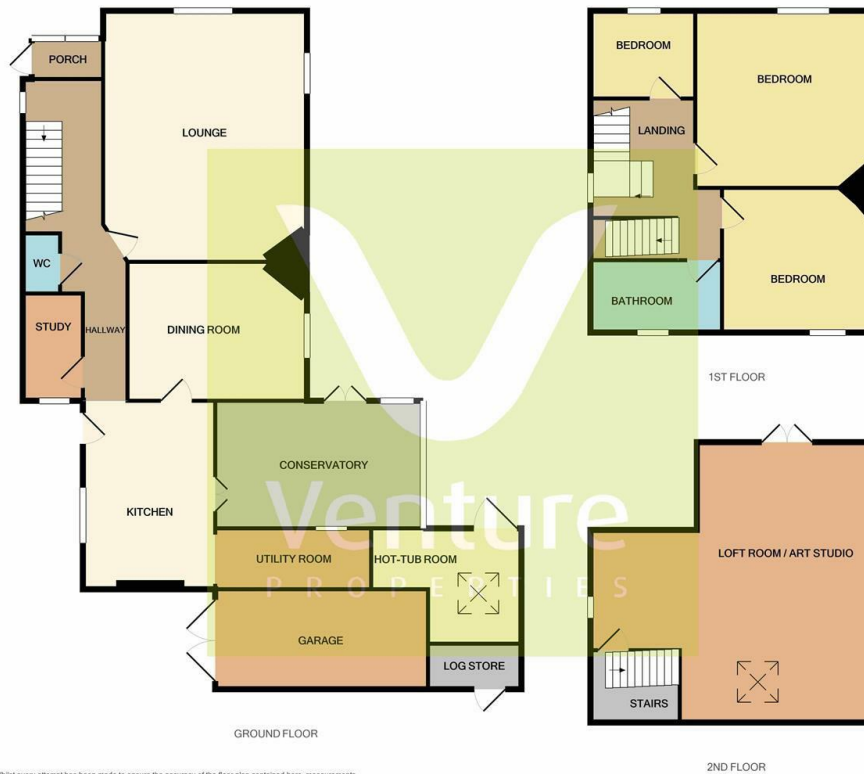
### Agents Note

It is understood that there is a public footpath that runs behind the garage.

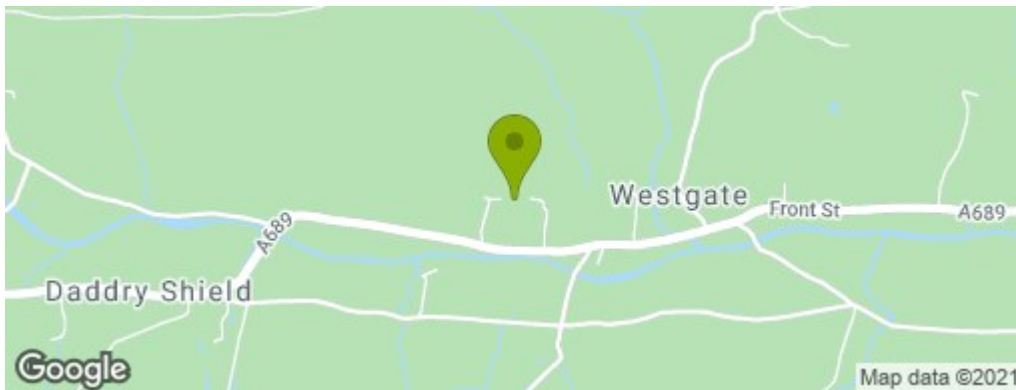
The property has oil central heating and bottled gas to run the cooker. It is also serviced by mains water and drainage.

### Viewing Arrangements

When you are viewing this property you can park in front of the garage which is accessed via the lane from the main road. Please ensure the gate is closed. This is at your own discretion and Venture Properties accept no responsibility.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>62</b>
		<b>29</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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