



Peth Bank | Lanchester | Co. Durham | DH7 0NG

£139,950

This charming one-bedroom semi-detached cottage brims with history, originally serving as part of the Chancery for the neighbouring All Saints Parish Church. Offered chain-free, this property presents a unique opportunity for you to imprint your personal touch on a well-sized home. The layout includes a lounge, practical kitchen, and a convenient ground floor shower room with WC. The first floor hosts a spacious bedroom alongside an additional shower room with WC. The home benefits from off-road parking and an elongated garden that ascends the hillside, adding to its character. Equipped with gas central heating from a combi boiler and uPVC double glazing, the cottage has an EPC rating of E (50). This freehold property falls within Council Tax band C, and a virtual tour is readily available to explore its features and potential.

- Historic one-bedroom semi-detached cottage,
- Available chain-free
- Ground floor features include a lounge, kitchen, and shower room with WC
- Upstairs boasts a large bedroom and an additional shower room with WC
- Benefits from off-road parking



Property Description

LOUNGE

12' 1" x 21' 10" (3.70m x 6.68m) uPVC double glazed entrance door, feature dark wood fire surround, marble inlay and hearth, electric fire with remote control. uPVC double glazed window, storage cupboard, stairs to the first floor, two double radiators and doors leading to the kitchen and also to the shower room/WC.

KITCHEN

11' 9" x 6' 8" (3.60m x 2.05m) Fitted with a range of wall and base units with concealed lighting onto contrasting laminate worktops and fully tiled walls. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Sink with mixer tap, plumbed for a washing machine display cabinets, single radiator, uPVC double glazed window and matching side exit door.

SHOWER ROOM/WC

6' 0" x 4' 11" (1.83m x 1.50m) A modern suite featuring a large walk-in shower tray with glazed splash-back, thermostatic shower, Travertine effect fully tiled walls. Half-pedestal wash basin, WC, uPVC double glazed frosted window, wall extractor fan, mirror, single radiator and inset spotlights.

FIRST FLOOR

LANDING

5' 7" x 9' 1" (1.71m x 2.78m) Airing cupboard housing the gas combi central heating boiler, loft access hatch and doors leading to the bedroom and shower room.

BEDROOM

12' 1" x 12' 8" (3.69m x 3.87m) uPVC double glazed window, double radiator.

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HOWER ROOM/WC

5' 11" x 8' 9" (1.81m x 2.69m) A modern white suite featuring a large walk-in shower tray, glazed screen, thermostatic shower, wash basin with base storage, WC, fully tiled walls, chrome towel radiator, uPVC double glazed window, mirror wall extractor fan and a PVC panelled ceiling with inset LED spotlights.

EXTERNAL

To the side there is a block-paved driveway providing off-street parking for a small car, enclose by gates. To the right-hand side of the driveway there is an elongated garden stretching up the hillside.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (50). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band C.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

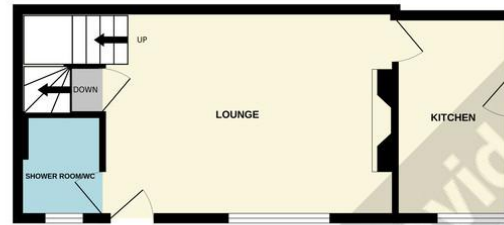
Strictly by appointment

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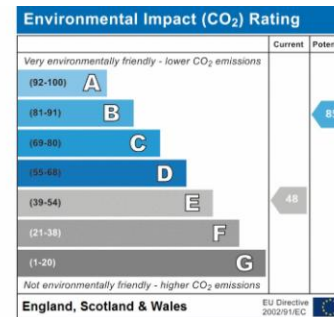
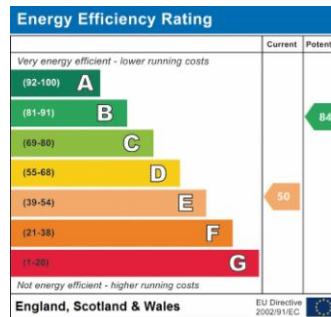
GROUND FLOOR
31.3 sq.m. (337 sq.ft.) approx.



1ST FLOOR
24.2 sq.m. (260 sq.ft.) approx.



TOTAL FLOOR AREA : 55.5 sq.m. (597 sq.ft.) approx.
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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

