



Kylemore Cottage, Peth Bank | Lanchester | Co. Durham | DH7 0NG

This charming one-bedroom semi-detached cottage is steeped in history, originally part of the Chancery for All Saints Parish Church. Offered chain-free, it provides a unique opportunity to create a bespoke home. The ground floor comprises a lounge, practical kitchen, and a convenient shower room with WC. Upstairs, you'll find a spacious bedroom and an additional shower room. The property features off-road parking and a long, characterful garden that climbs the hillside. With gas central heating, uPVC double glazing, and an EPC rating of E (50), this freehold home is in Council Tax band C. Virtual tour and 360 degree tour available. Some items of furniture may be available as part of the sale or through separate negotiations.

Offer in Region £134,950

- Historic one-bedroom semi-detached cottage, originally part of All Saints Parish Church Chancery.
- Offered chain-free, ideal for customisation. Off-road parking.
- Ground floor features a lounge, practical kitchen, and shower room with WC.
- First floor includes a spacious bedroom and shower room.



Property Description

LOUNGE

12' 2" x 16' 6" (3.72m x 5.03m) 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

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 and a double radiator.

SHOWER 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, enclosed 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.

COUNCIL TAX

The property is in Council Taxband C.

TENURE

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

ENERGY EFFICIENCY

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

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. Please note the sale of the property may be subject to probate being granted.







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

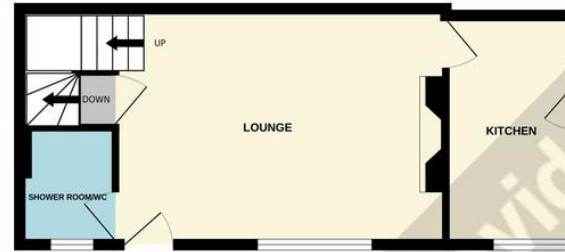
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GROUND FLOOR
31.3 sq.m. (337 sq.ft.) approx.

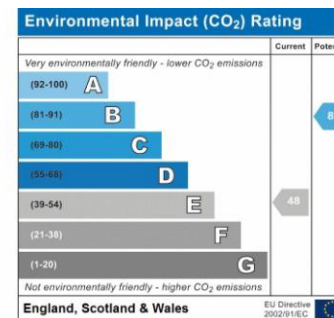
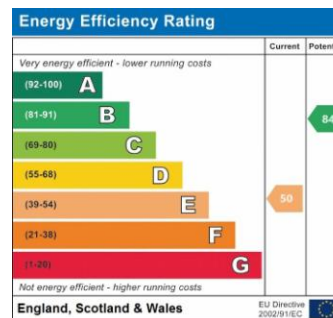


1ST FLOOR
24.2 sq.m. (260 sq.ft.) approx.



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



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