



2 Market Place, St Johns Chapel, DL13 1QF
4 Bed - House
£189,950

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This property qualifies for a £5,000 Owner Occupier Move In Grant subject to availability and qualifying terms and conditions.

We offer for sale this four bedroomed property, situated in the Market Place, St Johns Chapel in Upper Weardale, County Durham. The village is well serviced with facilities, including a Co op store, two public houses and cafes. The primary school is just over 200 metres away, doctors surgery and ambulance station approx 300 metres away, and there are regular bus services through the village on a daily basis (not Sundays).

The property is maintained to a good standard, but requires some internal refurbishment. It has spacious accommodation throughout and the floor plan comprises of entrance vestibule, hallway, lounge, dining room, kitchen, utility room, bathroom, staircase leading down to cellar. To the first floor there are four bedrooms and a room which is currently being used as a second kitchen, but has potential to be converted into a large bathroom and there is also a separate bathroom. A further staircase leads into the loft area. There is ample off street parking/ turning area.

The property should suit the needs of modern day families looking for a property with spacious accommodation, an internal viewing comes highly recommended.

Please note the adjacent one bedroom cottage next door is also available for sale by separate negotiation.

Bedroom Four

11'1 x 6'1 (3.38m x 1.85m)

Kitchen Room

6'6 x 8'11 (1.98m x 2.72m)

Cellar**Loft Room****Outside**

Gated access leading to ample off street parking area,

Entrance Vestibule**Hallway****Lounge**

14'7 x 11'10 (4.45m x 3.61m)

Dining Room

14'7 x 13'9 (4.45m x 4.19m)

Kitchen

10'3 x 11'6 (3.12m x 3.51m)

Utility Room

5'2 x 10'0 (1.57m x 3.05m)

Bathroom**First Floor Landing****Bedroom One**

14'7 x 10'6 (4.45m x 3.20m)

Bedroom Two

14'6 x 11'9 (4.42m x 3.58m)

Bedroom Three

10'2 x 8'1 (3.10m x 2.46m)



OUR SERVICES

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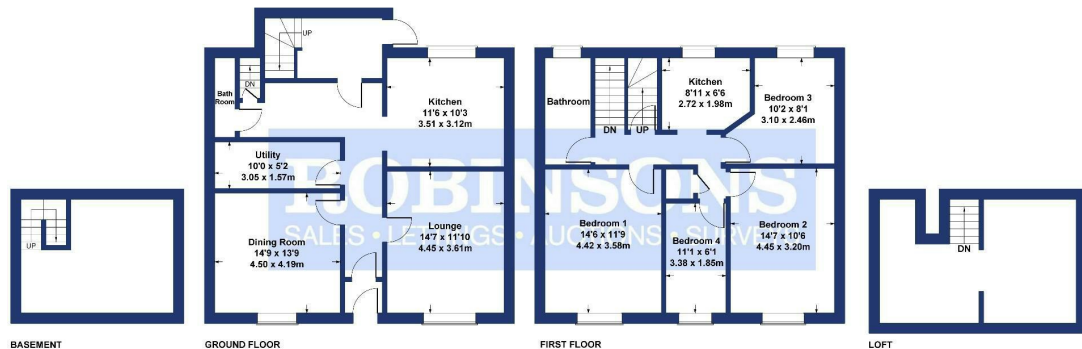
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Temperance, St Johns Chapel
Approximate Gross Internal Area
1545 sq ft - 144 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B1-B7	B		
C1-C9	C		
D1-D10	D		
E1-E10	E		
F1-F10	F		
G1-G10	G		
Not energy efficient - higher running costs			
England & Wales		57	21
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B1-B7	B		
C1-C9	C		
D1-D10	D		
E1-E10	E		
F1-F10	F		
G1-G10	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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