



**Hollinside Terrace, Lanchester, DH7 0RQ**  
**2 Bed - House - Terraced**  
**O.I.R.O £199,950**

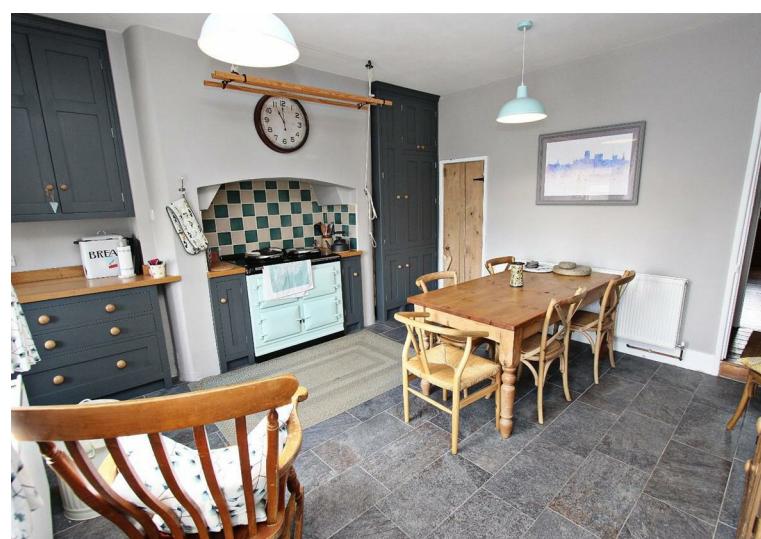
**ROBINSONS**  
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**\*\*Fantastic & Rare Opportunity \*\* Period Style \*\* Grade II Listed \*\* Lovely Rural Setting \*\* Approx. 1 Mile from Lanchester Village \*\* Former Miners Cottages \*\* Electric Air Source Heat Pump Heating Via Radiators \*\* Rear Parking & FRONT GARDEN ONLY \*\***

This relatively unspoilt colliery row has some lovely views over the Browney Valley to the rear and offers an excellent combination of retained features and modern appointments.

The charming floor plan briefly comprises: An authentic lounge with feature inglenook style fireplace with wood burning stove, superb open plan re-fitted kitchen/dining room with feature electric Aga. The first floor has two double bedrooms and bathroom/wc with over bath shower. There is good potential to go up into the attic space subject to the usual consent. Outside the property has a parking space to the rear, whilst the front enjoys an enclosed garden with pleasant patio area. The houses in the terrace have access to a little park at the end of the street.

Surrounded by picturesque open countryside, Hollinside Terrace occupies a pleasant position within a few minutes drive of the centre of Lanchester where there are a good range of everyday facilities and amenities available. It is also within a few minutes drive of the A(691) Highway which offers access to Durham City and Consett.



**Entrance**

**Lounge**

13'2" x 15'1" (4.02 x 4.61)



**Bedroom**

13'1" x 15'1" (4.0 x 4.62)



**Open Plan Kitchen Dining Room**

**Dining / Living Area**

13'6" x 14'11" (4.13 x 4.57)



**Bedroom**

13'8" x 9'3" (4.17 x 2.82)

**Bathroom/WC**

10'6" x 5'4" (3.21 x 1.65)



**Kitchen**

7'6" x 4'8" (2.31 x 1.44)

**First Floor**

**Tenure - Freehold**

**Council Tax Band C - Approx. £1901 PA**





# Hollinside Terrace

Approximate Gross Internal Area

969 sq ft - 90 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. 2021

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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		
England & Wales	EU Directive 2002/91/EC	