

Hillside View, Roddymoor, DL15 9RP
3 Bed - House - End Terrace
£110,000

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Hillside View
Roddymoor, DL15 9RP

Robinsons have the pleasure of offering to the sales market this beautifully presented three-bedroom end-terrace house, which benefits from an enclosed rear garden and allocated parking space. The property offers well-proportioned accommodation arranged over two floors and has been maintained to a good standard throughout, making it an ideal purchase for a variety of buyers. Further benefits include gas central heating and UPVC double-glazed windows.

The property would make an excellent purchase for first-time buyers looking to take their first step onto the property ladder, as well as buy-to-let investors seeking a ready-to-let addition to their portfolio. Internally, the accommodation is both practical and contemporary in style, with a particularly appealing open-plan living arrangement to the ground floor.

The accommodation briefly comprises: a welcoming entrance lobby leading through to a spacious open-plan lounge/kitchen/dining area, providing a versatile living space ideal for both everyday family life and entertaining. The room enjoys natural light from windows to both the front and rear elevations, creating a bright and inviting atmosphere. The kitchen area is fitted with a range of wall and base units, offering useful storage and workspace, with further access to a convenient ground floor cloakroom/WC.

To the first floor, a landing provides access to three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or a home office if required. Completing the first-floor accommodation is a modern family bathroom, fitted with a contemporary white three-piece suite.

Externally, the property enjoys an enclosed rear garden, providing a pleasant outdoor space which has been designed with low maintenance in mind. The property also benefits from an allocated parking space, adding further convenience.






















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Location

Situated within the popular residential area of Roddymoor, the property is ideally positioned for access to Crook town centre, where a range of everyday shopping amenities and services can be found. There are also nearby bus links providing access to surrounding towns and villages, together with local schooling.

We thoroughly recommend an internal inspection to fully appreciate the presentation, proportions and overall appeal of this attractive contemporary-style home, which offers an excellent opportunity for both owner-occupiers and investors alike.

Agents Notes

Council Tax: Durham County Council, Band B- Approx. £2039 p.a
Tenure: Freehold

Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

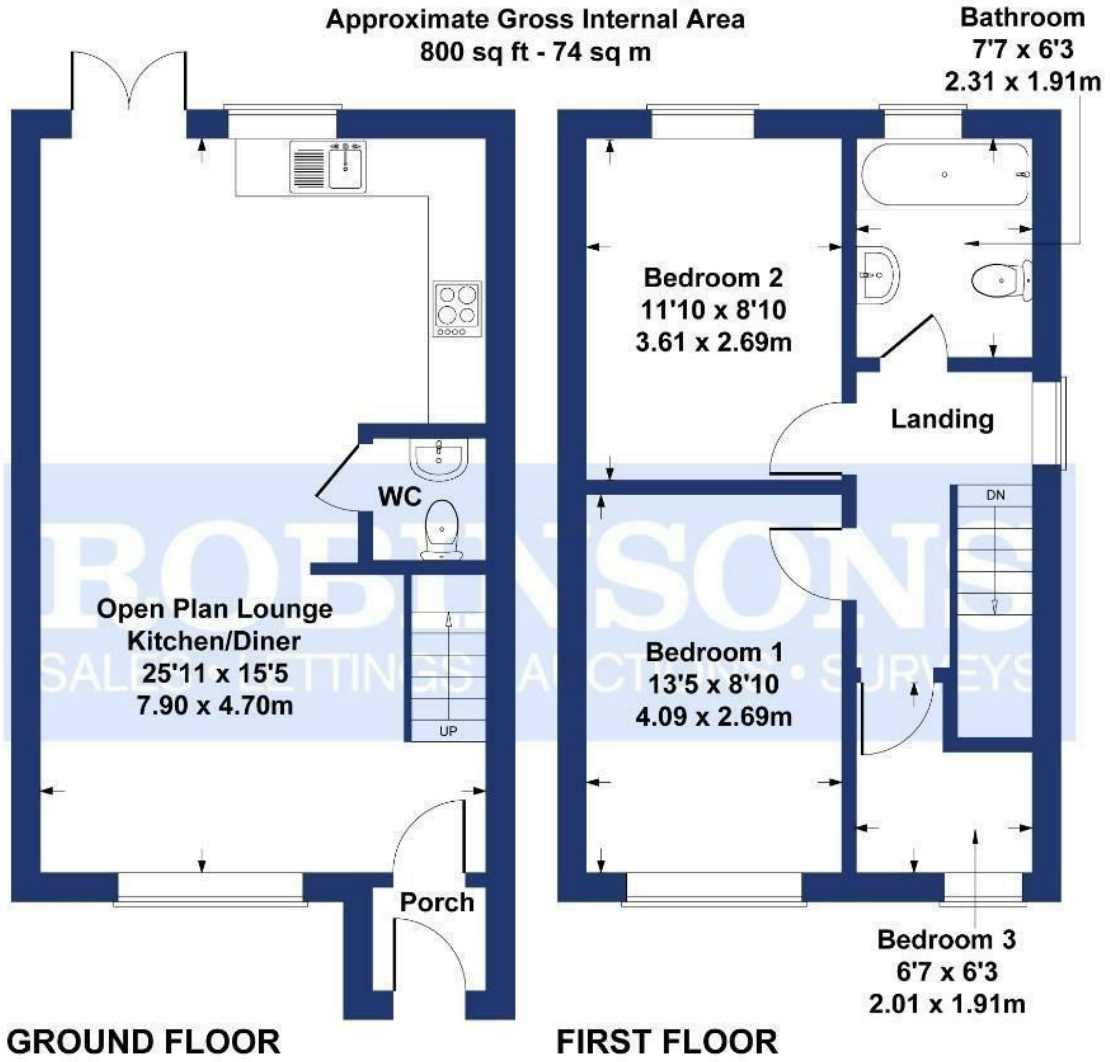
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

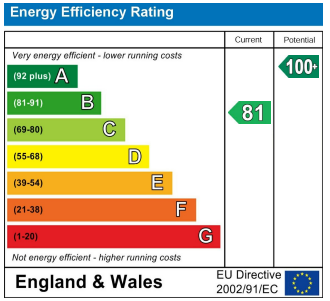
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Hillside View Roddymoor

Approximate Gross Internal Area
800 sq ft - 74 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. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

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