

2 ST ANNES DRIVE

WOLSINGHAM, BISHOP AUCKLAND
COUNTY DURHAM, DL13 3DG

GFW.

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APPROXIMATE MILEAGES

Bishop Auckland 10 miles - Consett 11 miles -
Durham 14 miles

PROPERTY SUMMARY

A well presented, two bedroom maisonette available with off road parking, a single garage and an enclosed lawned garden. Situated in a popular modern development, the property is available with no onward chain.

OFFERS OVER £145,000





0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk

The Area

Wolsingham is often referred to as “The Gateway to Weardale” and is a traditional dales village on the edge of the North Pennines area of outstanding natural beauty. The village is well serviced by a primary and secondary school, sports centre, swimming pool, chemist, large convenience store and fuel station. There are also several public houses, cafes and an Italian restaurant.

There is a regular bus service both up and down Weardale which provides connections at Durham, Bishop Auckland and Crook to the region’s larger business centres. The larger towns of Darlington, Durham, Newcastle, Hexham and Barnard Castle are between 30 mins and 1 hour travel by car meaning it is ideally situated for the commuter. There are mainline national rail links at Darlington, Durham and Newcastle. International airports can also be found at Durham Tees Valley and Newcastle which provide both domestic and international flights.

The Property

2 St Annes Drive is a two bedroomed, pleasantly positioned maisonette situated close to the centre of Wolsingham. Available with no onward chain and benefitting from ample off road parking, a single integral garage and enclosed, secure lawned gardens, the property would lend itself to be an ideal starter home.

The main entrance to the property leads into the reception vestibule, with stairs directly ahead leading to the first floor accommodation. To the left hand side lies internal access to the integral garage, which additionally features a useful utility area which comprises of a range of base mounted storage units topped with laminated working surfaces incorporating a stainless steel sink with drainer unit and mixer tap. There is also ample space, power and plumbing for a washing machine. The garage also has a door to the rear of the property, allowing access to the gardens.

Returning to the reception vestibule, stairs rise to the first floor landing which provides access into the open plan living room/kitchen. This room benefits from a dual aspect to the front and rear elevations, ensuring that the area is flooded with natural light throughout the course of the day. Star lights to the ceiling complete the living room.

The kitchen is fitted with a modern range of base and wall mounted storage units, which are topped with contrasting laminated work surfaces which









incorporate a stainless steel sink with drainer unit and mixer tap. Featuring over counter LED lighting, integral appliances include four burner gas hob with extractor above, electric double oven and grill, dishwasher and full height fridge freezer, whilst spot lights to the ceiling add to the contemporary finish of the kitchen. The first floor accommodation also features a half tiled WC/cloakroom.

Stairs from the first floor landing lead to the second floor accommodation, providing access to the master bedroom which is a double of generous proportions situated to the front of the property, whilst the second bedroom is a single and would be suited to a home office if desired. The landing area incorporates the loft hatch which can be accessed via a loft ladder and is a useful storage space which benefits from lighting.

The family bathroom is fitted with a modern white suite comprising a low level WC, a wash hand basin set upon a pedastal with an illuminated mirror over and a panel enclosed bath with a shower over. The walls are partially tiled and there are spot lights recessed within the ceiling.

To the front of the property there is a block paved driveway providing off road parking which also provides access to the single integral garage with an up and over door. To the side of the property there is a secure and private, pleasant lawned garden and patio area, providing an ideal space for entertaining. There is also an external water tap.

Tenure & Possession

The property is freehold with vacant possession upon completion. There is a current annual service charge of approximately £241.32 per annum for the current period. The maintenance costs of the communal areas within the development are covered within the service charge.

EPC Rating

This property has been certified with an EPC Rating of C/72.

Local Authority

Durham County Council. The property is Council Tax Band B.

Utilities

The property benefits from mains gas, electricity, water and drainage. The central heating system is powered by a gas combination boiler and benefits from double glazing throughout. The property also benefits from a security alarm system.

Parking

There is an ample block paved driveway

to the front leading to an integral single garage.

Characteristics

Broadband is currently connected. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

The property is located within a Conservation area.

what3words

Every three metre square of the world has been given a unique combination of three words.

///usual.barks.duties

Viewings

Viewings are strictly by prior appointment with GFW.

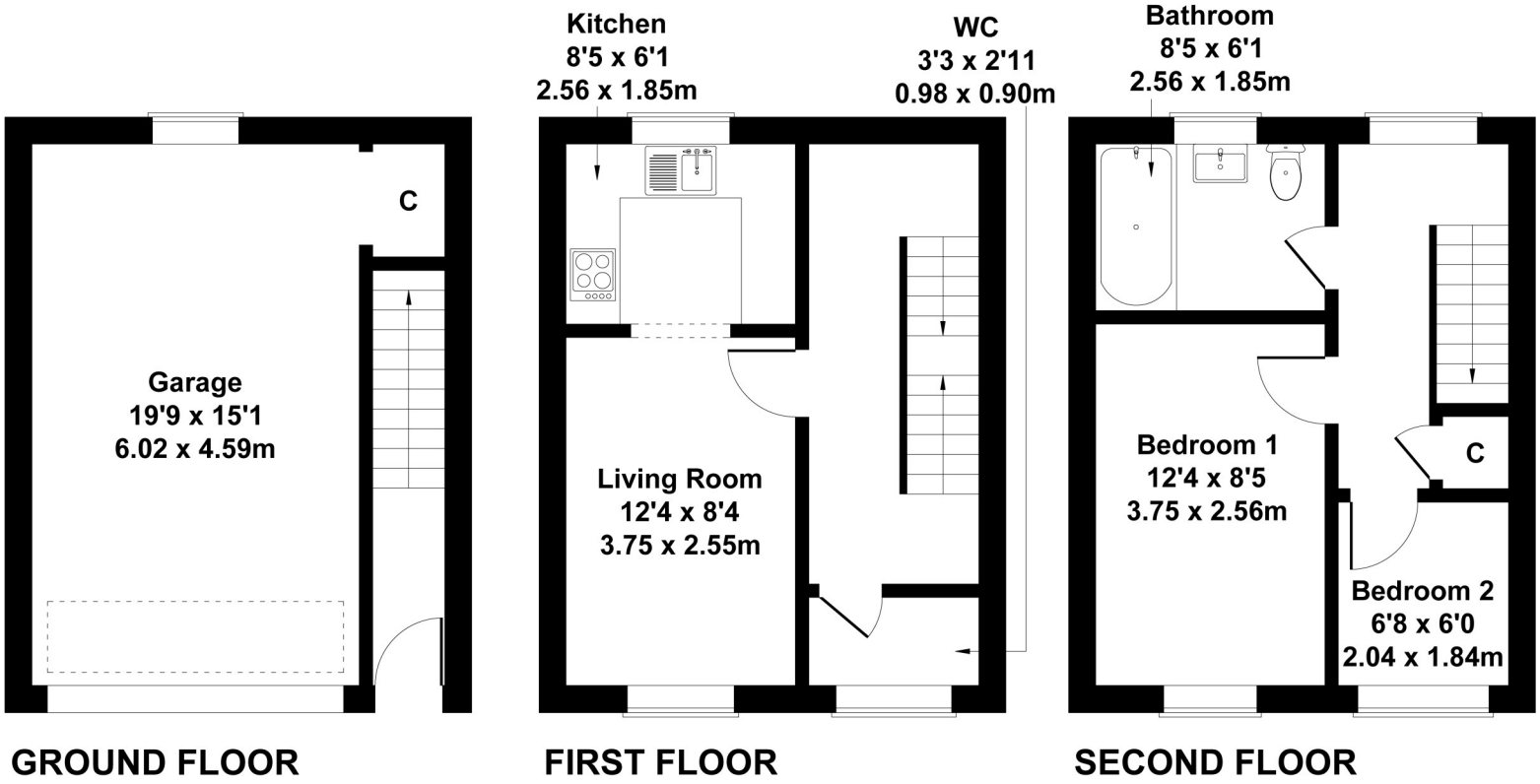
Important Notice

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 professional verification should be sought. All dimensions/boundaries 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 you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



2 St Annes Drive Wolsingham

Approximate Gross Internal Area
893 sq ft - 83 sq m



GEORGE F.WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

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. 2025

FLOOR PLAN

2 ST ANNES DRIVE

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