



### 3 bed terraced house to buy in

Western Hill, Frosterley, Bishop Auckland,  
Durham, DL13 2RW

# £180,000

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

Garden

### Property features

- ✓ Driveway and Garage
- ✓ Front and Rear Gardens
- ✓ Charming Three Bedroom Stone Property
- ✓ Peaceful Village Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to welcome to the market this well-presented three-bedroom stone-built property, situated on Western Hill in the popular Weardale village of Frosterley.

The accommodation briefly comprises a spacious living room with bay window and feature fireplace, together with a generous kitchen and dining room featuring modern units, ample dining space, roof windows and double doors opening onto the raised rear decking. The first floor offers three bedrooms and a bathroom fitted with a white three-piece suite.

Externally, the property benefits from a generous rear garden, mainly laid to lawn with paved pathways and a raised decked seating area. Beyond the garden is a gravelled driveway providing off-street parking for multiple vehicles and access to a detached double garage.

The rear garden is subject to a pedestrian right of access in favour of the neighbouring property, used for moving bins. Prospective purchasers should confirm the precise terms within the title documentation.

Frosterley is an attractive village in lower Weardale, positioned between Wolsingham and Stanhope. Local facilities include a convenience store with Post Office, takeaway and public house, while the neighbouring towns provide a wider selection of shops and services. The A689 offers access throughout Weardale and towards Bishop Auckland, with local bus services also available.

Council Tax Band: B

Tenure: Freehold

Price: £180,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Stone built

Heating: Gas, Air Source Heat Pump

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External

The property features an attractive stone-built frontage with a gated, low-maintenance garden.

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## Kitchen

3.82m x 5.46m (12'6" x 17'10")

A spacious kitchen and dining room fitted with a range of modern white wall and base units, contrasting work surfaces and glass splashbacks. Incorporates a stainless-steel sink and drainer, freestanding range-style cooker and space for appliances. There is ample room for a family dining table, with tiled flooring, recessed lighting and roof windows providing plenty of natural light. Double doors open to the rear garden, with access to a useful storage cupboard.

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## Living Room

4.04m x 4.34m (13'3" x 14'2")

A spacious living room featuring a large front-facing bay window providing plenty of natural light. Features include a central fireplace, decorative wallpaper, carpeted flooring, ceiling light fitting. Ample space is available for a range of living room furniture.

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## Bedroom One

3.21m x 3.46m (10'6" x 11'4")

A well-proportioned double bedroom with a rear-facing window, carpeted flooring and space for freestanding wardrobes, bedside furniture and a dressing table or desk. Finished in neutral tones with a feature wall and ceiling light fitting.

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## Bedroom Two

3.22m x 3.43m (10'6" x 11'3")

A good-sized double bedroom with a front-facing window providing natural light. The room offers ample space for a double bed and freestanding bedroom furniture, with carpeted flooring, neutral décor and a ceiling light fitting.

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## Bedroom Three

1.78m x 2.44m (5'10" x 8'0")

A single bedroom with a front-facing window, carpeted flooring and space for a bed and additional storage furniture. Suitable for use as a child's bedroom, nursery or home office.

## Bathroom

*1.70m x 1.68m (5'6" x 5'6")*

Fitted with a white three-piece suite comprising a panelled bath with shower over and glass screen, pedestal wash basin and WC. Finished with tiled walls, contrasting decorative border, tiled flooring, wall-mounted radiator and a rear-facing frosted window providing natural light.

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## Garden

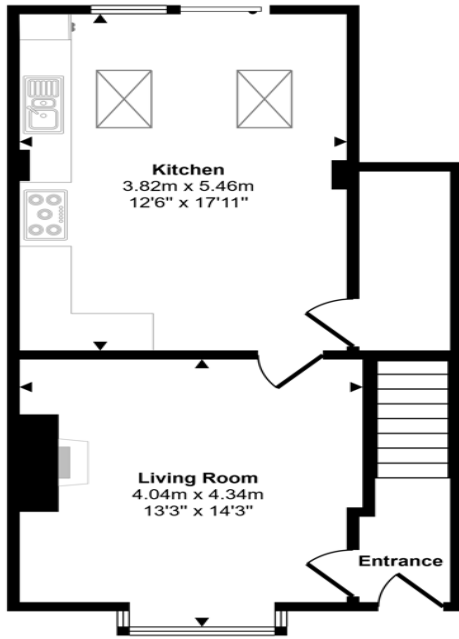
A generous rear garden, mainly laid to lawn with a paved pathway leading to the driveway and detached double garage. A raised decked seating area adjoins the property, with fenced and walled boundaries. The garden is subject to a pedestrian right of access in favour of the neighbouring property, used for moving bins.

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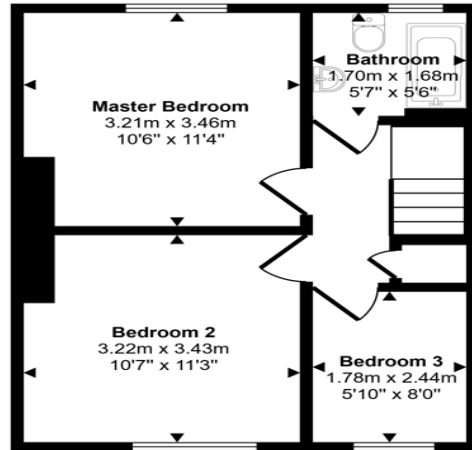
## Driveway And Garage

A generous gravelled driveway provides off-street parking for multiple vehicles and leads to a detached double garage, fitted with two up-and-over doors.

Approx Gross Internal Area  
81 sq m / 875 sq ft

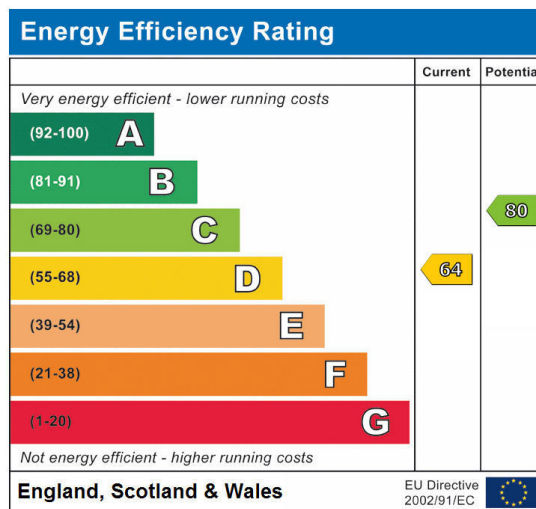


Ground Floor  
Approx 46 sq m / 490 sq ft



First Floor  
Approx 36 sq m / 385 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Western Hill, Frosterley, Bishop Auckland, Durham, DL13 2RW

Contact your local branch today for more information on this property:

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