



Leeholme Road, Leeholme, DL14 8HL  
2 Bed - House  
£171,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer for sale this two bedroomed dormer bungalow situated in Leeholme, with access to a range of amenities within the village. Only approx 2.4 miles is Bishop Auckland which allows for access to a good range of supermarkets, high streets stores, schools and healthcare services. There is an extensive public transport system in the area allowing for access to not only the neighbouring towns and villages but to further afield places such as Durham, Darlington, Newcastle and York. The A688 and A689 are nearby and lead to the A1 (M) both North and South, ideal for commuters.

In brief the property comprises; an lobby, entrance hall, spacious living room, dining room, kitchen, one bedroom and bathroom to the ground floor whilst to the first floor there is a master bedroom with en-suite, spacious landing and useful storage rooms currently used as a crafting room. Externally, the property sits on a good sized plot with low maintenance gardens to the front and rear and driveway allowing ample parking for 2/3 vehicles.

Energy Efficiency Rating TBC | Council Tax Band C | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111



## GROUND FLOOR

### Entrance Lobby

Entered via a uPVC double glazed door from the front.

### Entrance Hall

With stairs leading to the first floor

### Lounge

14'7" x 13'11" (4.46 x 4.26 )

A spacious room with feature fire surround having electric Stove effect fire and walk in uPVC double glazed window overlooking the front garden .

### Dining Room

10'9" x 8'0" (3.30 x 2.46)

With uPVC double glazed window overlooking the front garden.

### Kitchen

11'8" x 10'9" (3.58 x 3.30 )

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer stainless steel sink unit, electric cooker point, plumbing for and automatic washing machine and tumble dryer, space for a fridge/freezer, tiled splash backs, larder storage cupboard, tiled flooring and uPVC double glazed window and doors to the rear.

### Bedroom 2

13'3" x 10'3" (4.05 x 3.14)

With double built in wardrobe, laminate flooring and uPVC double glazed window to the rear.

### Shower Room

Fitted with a three piece suite comprising panelled bath with mains shower and mixer over and screen, pedestal wash basin, low level WC, tiled splash backs, extractor fan and uPVC double glazed window to the side.

## FIRST FLOOR

### Landing

With useful walk in storage area currently used as a crafting room, further eaves storage and uPVC double glazed window to the rear.

### Bedroom 1

14'7" x 11'6" 2'10" (4.46 x 3.51 0.87)

With two fitted double wardrobes , laminate flooring and uPVC double glazed window to the front.

### En - Suite

Fitted with a three piece suite comprising tiled shower cubicle, with mains fed shower, pedestal wash basin, low level WC, tiled splashbacks and uPVC double glazed window to the side.

### EXTERNAL

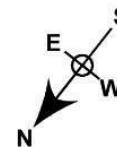
To the front of the property there is a fence and hedge enclosed lawned garden with block paved driveway providing parking for several vehicles . A gate leads to the side where there is a spacious garden leading onto the private rear garden which has been cleared for low maintenance.



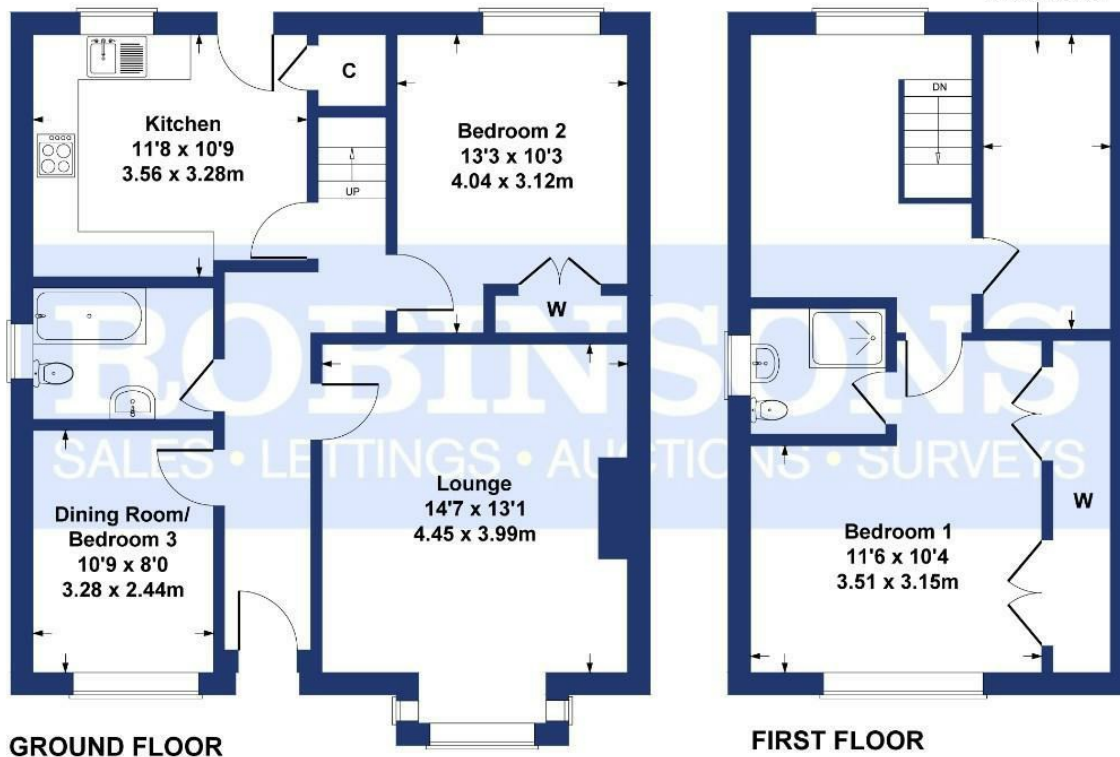


# Leeholme Road

Approximate Gross Internal Area  
1210 sq ft - 112 sq m



Craft Room  
13'1 x 5'8  
3.99 x 1.73m



### 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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	

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.