



Brancepeth Place, Shildon, DL4 2DR
3 Bed - House - End Terrace
£80,000

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1, Brancepeth Place Shildon, DL4 2DR

We are acting in the sale of the above property and have received an offer of £76,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

The Energy Performance Certificate Rating is C

SOLD WITH NO ONWARD CHAIN, Robinsons offer to the market this 3 Bedroom end terraced property situated in a popular area of the town, close to local amenities. Bishop Auckland with its wider range of schools, shops and recreational facilities is approximately 4 miles away.

The property benefits from Gas Central Heating system and Upvc Double Glazing throughout.

The internal layout briefly comprises of: Reception Hallway with staircase rising to the first floor, spacious Lounge, Kitchen/Diner fitted with a contemporary range of base and wall units and ground floor Cloakroom/Wc.

To the first floor there are three ample sized Bedrooms and the Family Bathroom.

Outside there is a wall enclosed garden, laid mainly to lawn.

To the front of the property there is.

The rear of the property is fence enclosed and has been designed for low maintenance with block paving and gates to provide off street parking.

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

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Entered via a uPVC double glazed door from the front and with stairs to the first floor.

Lounge

14'10 x 13'9 (4.52m x 4.19m)

With two uPVC double glazed windows to the front, feature fire surround and under stair storage cupboard.

Kitchen/Dining Room

18'3 x 11'4 (5.56m x 3.45m)

Fitted with a range of wall and base units having contrasting worktops incorporating one and a half bowl single drainer stainless steel sink unit, gas hob with extractor hood, built in double oven, tiled splash backs and two uPVC double glazed windows and door to the rear.

WC

Fitted with a low level WC, wash basin and extractor fan.

FIRST FLOOR

Landing

With loft access.

Bedroom 1

14'0 x 11'3 (4.27m x 3.43m)

With uPVC double glazed window to the rear.

Bedroom 2

11'4 x 11'3 (3.45m x 3.43m)

With two uPVC double glazed windows to the front.

Bedroom 3

9'8 x 11'8 maximum (2.95m x 3.56m maximum)

With over stair storage cupboard and two uPVC double glazed windows to the front.

Bathroom

Part tiled bathroom fitted with a white suite comprising panelled bath, low level w/c and wash hand basin. Recessed spot lights to ceiling, laminate flooring, extractor fan and opaque uPVC double glazed window to the rear elevation.

EXTERNAL

To the front of the property there is a wall enclosed garden which is laid mainly to lawn. To the rear of the property is an enclosed garden, laid to lawn with block paved area and gated access to allow off street parking.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 15 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1469 (min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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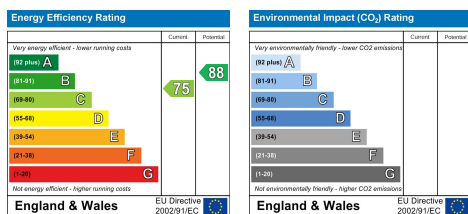
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1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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