

The Sidings, Bishop Auckland, DL14 7AE  
2 Bed - House - Semi-Detached  
£130,000

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

Robinsons are delighted to offer for sale this immaculately presented, recently built two bedroom, semi-detached property located in a quiet corner of a pleasant cul de sac on the Bedford Sidings development. Set over two floors the accommodation comprises of an entrance hall, downstairs/wc, and an open plan living area consisting of a lounge with bi folding doors opening to the rear garden & modern fitted kitchen to the ground floor whilst to the first floor there is a landing, two double bedrooms and a family bathroom/wc. To the exterior of the property, there is a well presented and low maintenance rear garden with off street parking for two vehicles to the front. With the added benefits of UPVC double glazing, gas central heating & the remainder of it's NHBC warranty, viewing is recommended to appreciate the size, presentation and location of the accommodation on offer.

Energy Efficiency Rating B, Council Tax Band A, Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

### Entrance Hall

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

### WC

Fitted with a modern two piece suite comprising low level WC, vanity basin, tiled splash backs, laminate flooring, ladder radiator and uPVC double glazed window to the front.

### Lounge

13'2" x 12'4" (4.02 x 3.78 )

With under stair storage cupboard, bifold doors leading to the rear garden and walk through to the kitchen.

### Kitchen

8'7" x 5'11" (2.63 x 1.82 )

Fitted with a modern range of modern wall and base having contrasting worktops incorporating single drainer sink unit, gas hob with extractor hood and built under oven, tiled splash backs space for a fridge freezer and washing machine, cupboard housing wall mounted gas central heating boiler and uPVC double glazed window to the front.

## FIRST FLOOR

### Landing

With loft access.

### Bedroom 1

13'2" x 7'8" (4.03 x 2.34 )

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

### Bedroom 2

13'2" x 7'6" (4.03 x 2.31 )

With two uPVC double glazed windows to the rear.

### Bathroom

Fitted with a modern white 3 piece suite comprising panelled bath with shower/mixer tap, wash basin set into vanity unit, low level WC, tiled splash backs, ladder radiator, vinyl flooring and opaque uPVC double glazed window to the side.

### EXTERNAL

To the front of the property there is a good sized blocked paved driveway providing ample off street parking for two of vehicles, whilst to the rear there is a fence enclosed garden laid to gravel for low maintenance and with paved patio.

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

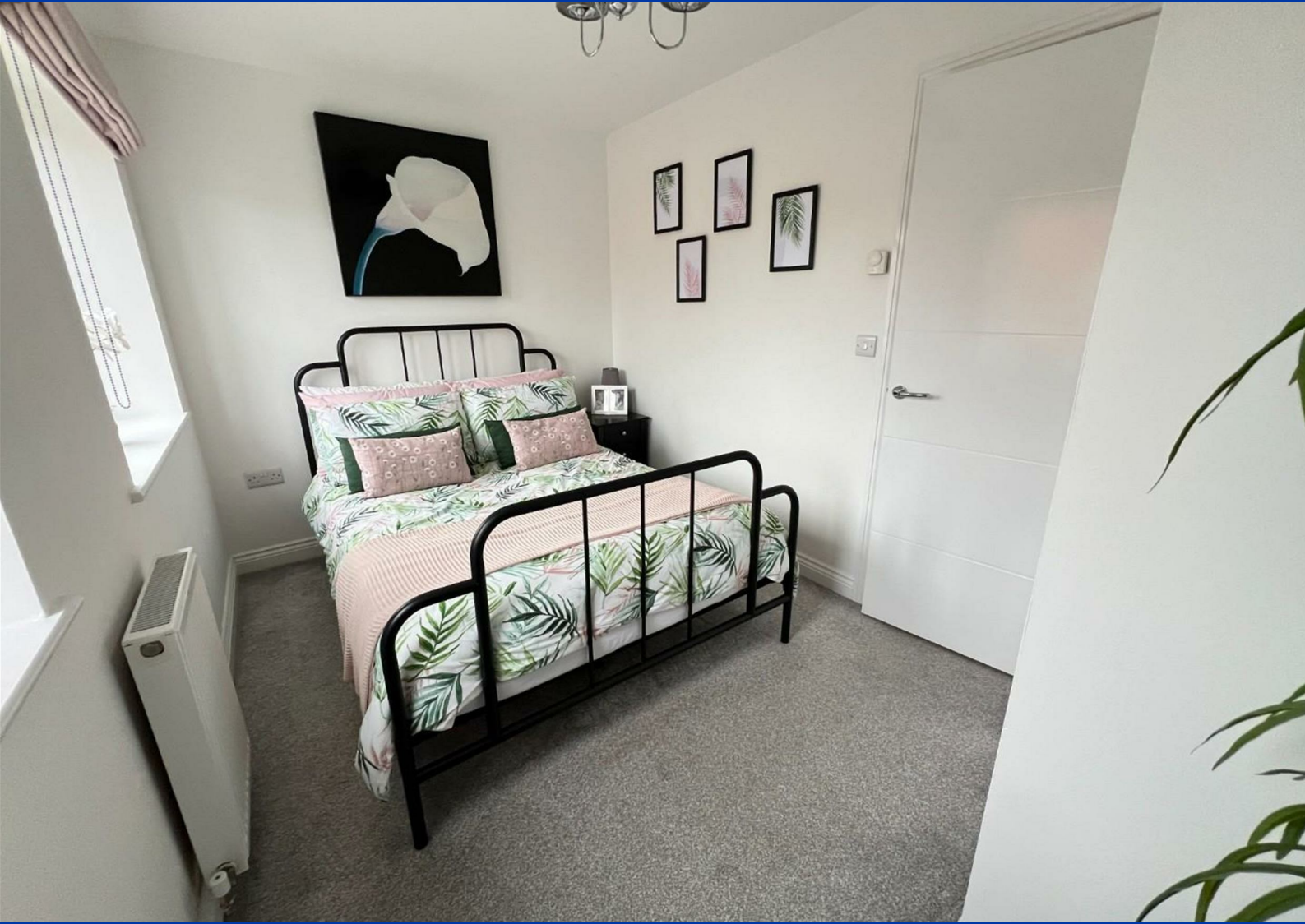
Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: B

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

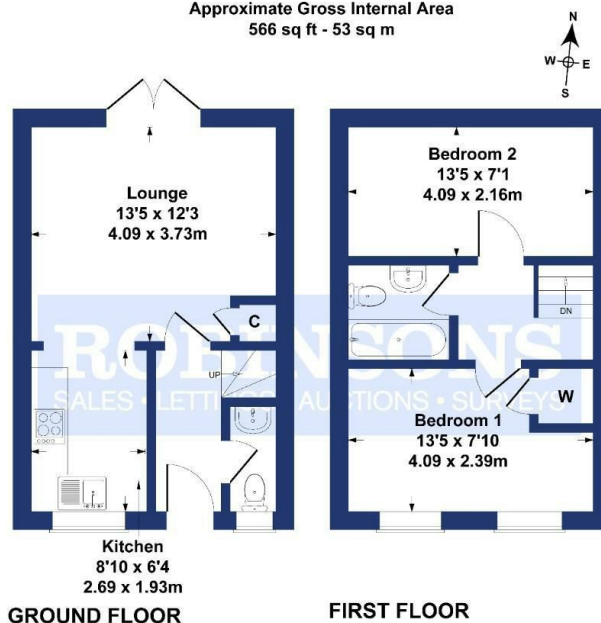
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## The Sidings

Approximate Gross Internal Area  
566 sq ft - 53 sq m



GROUND FLOOR

FIRST FLOOR

### 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. 2024

Energy Efficiency Rating	
Current	Potential
83	98

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
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@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777  
E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444  
E: info@wynyardfineandcountry.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk