



Bishops Court, St Helens, DL14 9FB
3 Bed - House - End Terrace
£130,000

ROBINSONS
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Robinsons are delighted to offer for sale this well presented three bedroom semi-detached town with off-street parking and pleasant rear garden. The property sits in a quiet cul-de-sac, only a short distance from local amenities. In brief the accommodation comprises; entrance hallway, downstairs WC, spacious kitchen/dining room and a lounge. To the first floor there are two double bedrooms and a family bathroom, whilst to the second floor is the master bedroom, en suite and walk-in wardrobes.

Externally to the front there is a paved driveway allowing off street parking whilst to the rear there is an enclosed garden.

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

To arrange a viewing please call Robinson on 01388 458111

GROUND FLOOR

Entrance hall

Entered from the front and with stairs to the first floor and convector radiator.

WC

Fitted with a low level WC, wash hand basin, convector radiator and UPVC double glazed opaque window.

Kitchen/Diner

16' x 8' (4.88m x 2.44m)

Fitted with a comprehensive range of fitted wall and base units with stainless steel sink, drainer and mixer tap, plumbing for washing machine, tiling to the splash backs, electric cooker, four ring gas hob, extractor hood, convector radiator, spot lights to the ceiling and a UPVC double glazed window.

Lounge

15' x 9' (4.57m x 2.74m)

With a UPVC double glazed window, UPVC French doors to the rear, TV point and two convector radiators.

FIRST FLOOR

Landing

With two UPVC double glazed windows, convector radiator, airing cupboard and stairs to the second floor.

Bedroom 2

15'4 x 9' (4.67m x 2.74m)

With two UPVC double glazed windows and a convector radiator.

Bedroom 3

9' x 8' (2.74m x 2.44m)

With a UPVC double glazed window and convector radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath, low level WC, wash hand basin and convector radiator.

SECOND FLOOR

Landing

With UPVC double glazed window.

Bedroom 1

12' x 11' (3.66m x 3.35m)

With a UPVC double glazed window, two convector radiators, walk-in wardrobe and loft access.

Ensuite

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, Velux window and convector radiator.

EXTERNAL

To the front there is a driveway giving off-street parking for two vehicles with gated side access leading to the rear garden which is mostly brick paved.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4Mbps, Superfast 80bps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Poor - Average

Tenure: Freehold

Council Tax: Durham County Council, Band B- Approx. £1714 (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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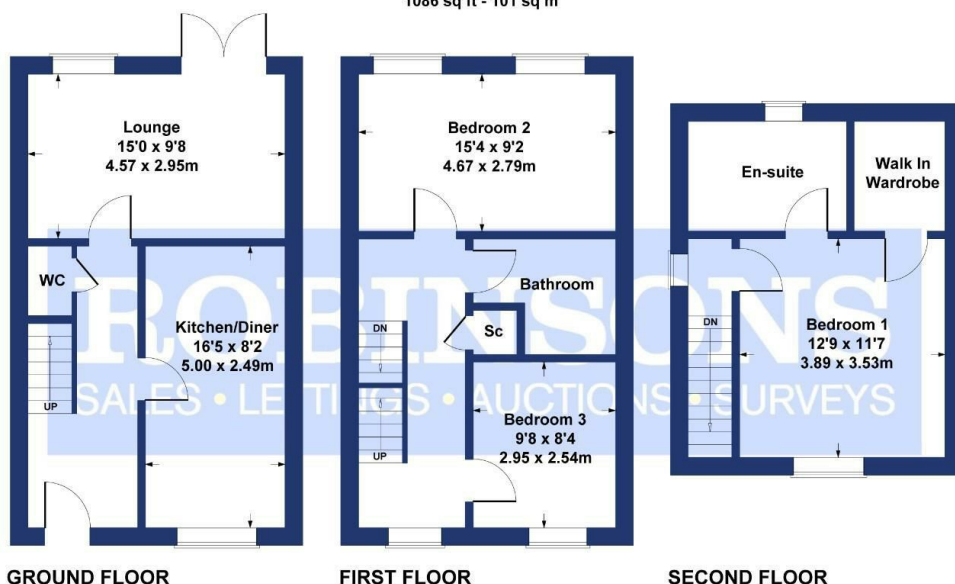
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bishops Court

Approximate Gross Internal Area
1086 sq ft - 101 sq m



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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
		74	87
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	10-19		
B	20-29		
C	30-39		
D	40-49		
E	50-59		
F	60-69		
G	70-79		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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

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

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