



Dixon Way, Coundon, DL14 8NH  
3 Bed - House - Semi-Detached  
£127,000

**ROBINSONS**  
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## Dixon Way Coundon, DL14 8NH

Robinsons are delighted to offer the opportunity to purchase this extremely well presented, modern three bedroom, semi detached family home conveniently located just outside Bishop Auckland & with excellent road links for the commuter. The accommodation comprises of an entrance hall, a cloakroom/w.c., a living room, a modern/fitted dining kitchen with patio doors opening to the rear garden, a first floor landing, a master bedroom with en suite shower room, a further two good sized bedrooms and a house bathroom/w.c. To the exterior of the property, there is a blocked paved driveway providing off road parking for multiple cars, a lawned front garden and an enclosed low maintenance rear garden. The property has been upgraded by the current owners with new flooring to the ground floor, new carpets to the stairs and landing and upgraded power shower in the ensuite. With the added benefits of gas central heating & double glazing throughout, viewing is highly recommended to appreciate the location, size and presentation of the accommodation on offer.

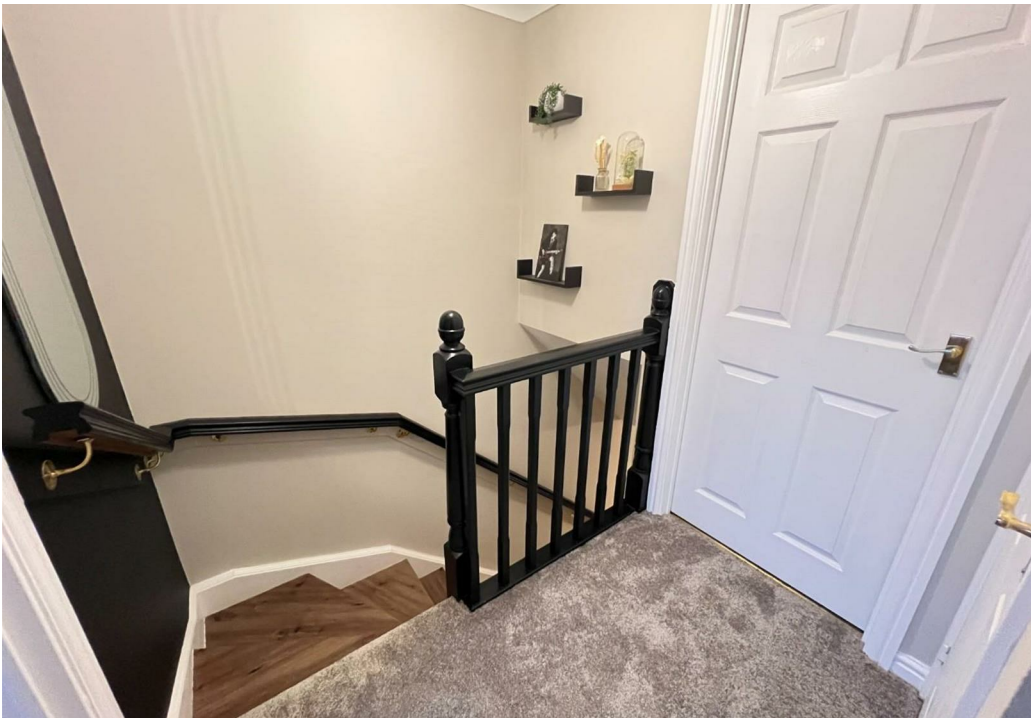
Energy Efficiency Rating TBC | Council Tax Band B | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111











## GROUND FLOOR

### Entrance Lobby

Entered via a composite door from the front, laminate flooring and stairs leading to the first floor.

### WC

Fitted with a two piece suite comprising low level WC, wash basin, laminate flooring and uPVC double glazed window to the front.

### Lounge

14'6" x 12'2" (4.42 x 3.71 )

With laminate flooring and uPVC double glazed window to the front.

### Kitchen/Dining Room

15'3" x 8'10" (4.67 x 2.71 )

Fitted with a modern range of wall and base units having contrasting worktops incorporating single drainer stainless steel sink units with miser tap. gas hob with extractor hood and built under oven, space and plumbing for appliances including washing machine, dishwasher, fridge and freezer, laminate flooring and uPVC patio doors leading to the rear garden.

## FIRST FLOOR

### Landing

With storage cupboard.

### Bedroom 1

12'2" x 9'6" (3.71 x 2.92 )

Located to the front and with over stair storage cupboard and uPVC double glazed window to the front.

### Ensuite

Fitted with a white three piece suite comprising shower cubicle with upgraded mains fed power shower, wash basin. low level WC, heated towel rail, extractor fan and opaque uPVC double glazed window to the front.

### Bedroom 2

8'11" x 7'6" (2.72 x 2.31)

With uPVC double glazed window to the rear.

### Bedroom 3

7'6" x 6'1" (2.30 x 1.87)

With uPVC double glazed window to the rear.

### Bathroom

Fitted with a white three piece suite comprising panelled bath, pedestal wash basin, low level WC, tiled splash backs, heated towel rail, extractor fan and and opaque uPVC double glazed window to the side.

## EXTERNAL

To the front of the property there is an open plan lawned garden a paved pathway . A tarmac rice to the sides leads to an attached single garage which has up and over door, power, lighting, and roof storage.

To the rear of the property there is a terraced garden. The top terrace is laid to Astro Turf with steps leading down to a paved patio area with gravelled borders. wrought iron fencing partitions the two.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 5Mbps, Superfast 76Mbps , Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

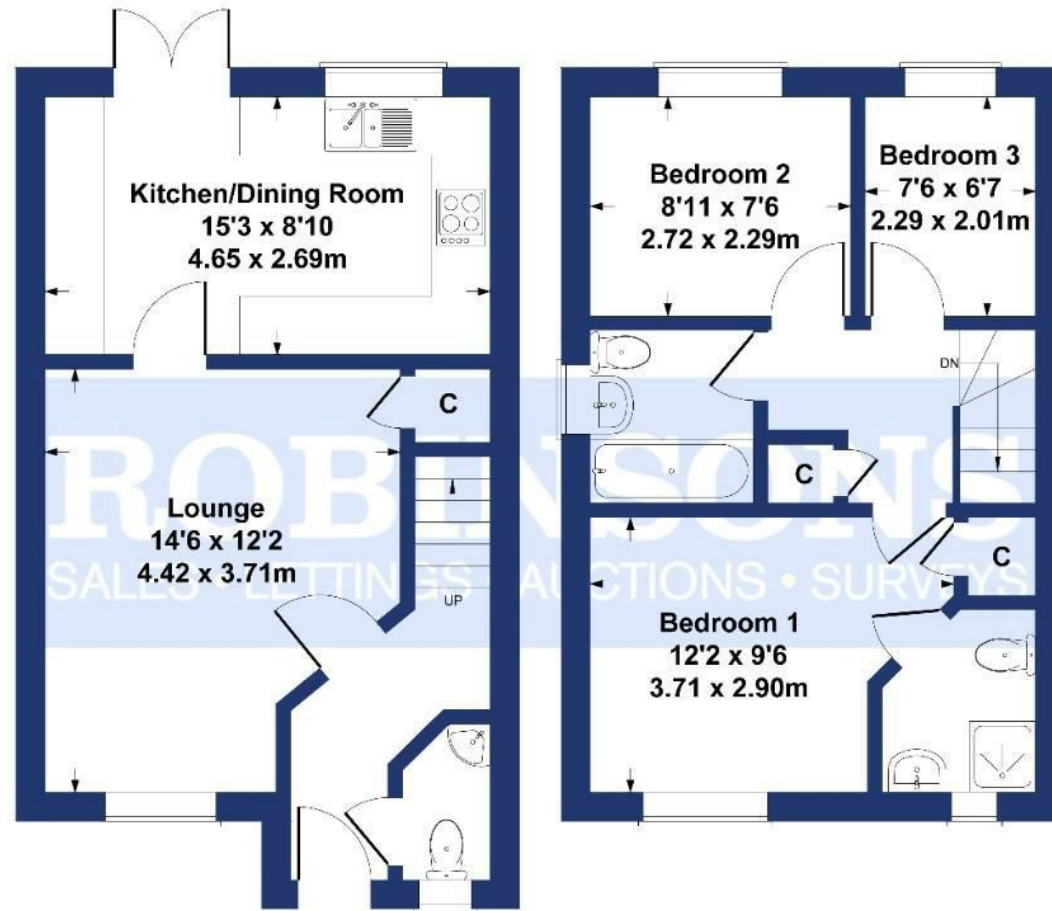
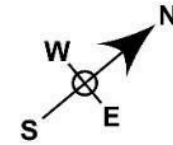
Council Tax: Durham County Council, Band B- Approx. £1714 (min)

Energy Rating: TBC

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.

# Dixon Way

Approximate Gross Internal Area  
747 sq ft - 69 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
Very energy efficient - lower running costs			
(82 plus) A			91
(61-81) B		77	
(69-80) C			
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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