



Robson Road, West Auckland, DL14 9JS
2 Bed - House - Semi-Detached
£90,000

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Sold with no onward chain, Robinsons are delighted to offer for sale this 2 Bedroom semi detached home, situated within the village of West Auckland and being within easy access of Bishop Auckland and Barnard Castle both proving a good range of Schools, Shopping and Recreational facilities.

The property benefits from uPVC double glazing and gas central heating throughout with accommodation briefly comprising: Entrance Hallway containing staircase to first floor, Lounge and spacious breakfasting Kitchen to the ground floor. To the first floor there are two ample sized Bedrooms and family Bathroom.

Externally to the front of the property there is an enclosed garden, which is laid to lawn. A paved driveway with double wrought iron gates, allows for off road parking.

To the rear of the property there is a generous lawned garden, which is private and enclosed. A paved patio area provides ideal space for outside dining and entertaining and there are three timber and one brick storage sheds.

In our opinion this property should prove of interest to a variety of purchasers, both first time buyers and investors alike and therefore an early inspection is recommended.

Energy Efficiency Rating TBC | 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 leading to the first floor

Lounge

13'10" x 13'8" maximum (4.23 x 4.19 maximum)

With feature fire place housing gas fire and uPVC double glazed window to the front.

Kitchen/Breakfast Room

13'10" x 13'8" maximum (4.23 x 4.19 maximum)

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer stainless steel sink unit with mixer tap, gas hob with extractor hood, built under oven, tiled splash backs, space for fridge freezer, space and plumbing for an automatic washing machine, under stair storage cupboard, three uPVC double glazed windows to the rear and uPVC double glazed door to the side.

FIRST FLOOR

Landing

With storage cupboard and uPVC double glazed window to the side.

Bedroom 1

13'8" x 10'4" (4.19 x 3.15)

With deep over stair storage cupboard, alcoves with hanging rails and uPVC double glazed window to the rear.

Bedroom 2

11'11" x 10'5" (3.64 x 3.18)

With two built in storage cupboards and uPVC double glazed window to the rear.

Family Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin, low level WC, fully tiled walls and opaque uPVC double glazed window to the rear.

EXTERNAL

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To the rear of the property there is a generous lawned garden, which is private and enclosed. A paved patio area provides ideal space for outside dining and entertaining and there are three timber and one brick storage sheds.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 17Mbps, Superfast 80Mbps, Ultrafast 1000

Mobile Signal/Coverage: Poor

Leasehold N/A

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



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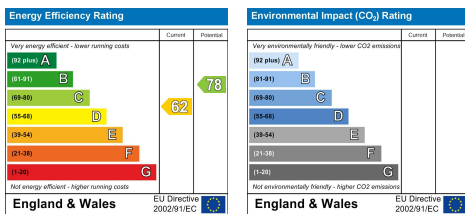
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.



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