



Park Road, DL14 0EN
4 Bed - House - Mid Terrace
£130,000

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Park Road , DL14 0EN

* NO ONWARD CHAIN * LARGE HOUSE WITH FOUR RECEPTION ROOMS * ENCLOSED YARD TO THE REAR AND OFF ROAD PARKING *

Welcome to this larger than average property located on Park Road in Witton Park which is offered for sale with the absence of a forward chain. This mid-terrace house, previously the Witton Park Post Office but has since been converted to one large family home, boasts a spacious layout with four reception rooms and four bedrooms, offering ample space for a growing family.

With its large size and versatile layout, this property presents an ideal opportunity for growing families and those looking to create their dream home. The house is warmed by gas central heating and has UPVC double glazed windows.

The property's history as the former Witton Park Post Office means the house has generous size living accommodation throughout, which comprises; Entrance vestibule leading to the first of the four reception rooms which then leads onto all three others, whether used for entertaining guests or creating separate living areas for different purposes, this is a unique find in the area. Large kitchen with a range of wall ,base and drawer units with space for appliances.

The first floor landing gives access to the four spacious bedrooms and the family bathroom. The landing also has a large storage cupboard, which has the potential to be utilised as extra bathroom space.

Outside there is a enclosed garden to the front which has been designed for easy maintenance and a driveway allowing off road parking. At the rear there is an enclosed yard which enjoys a lot of the summer sun.

Witton Park is located just a short drive away from Bishop Auckland and has schooling and amenities. A wider range of shopping, recreational and health care facilities are located in nearby Bishop Auckland.

Energy Efficiency Rating TBC | Council Tax Band A | Tenure TBC

Please contact Robinsons for further information and to arrange an internal viewing.













AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic Mbps,

Mobile Signal/Coverage: Poor-Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

Energy Rating: TBC

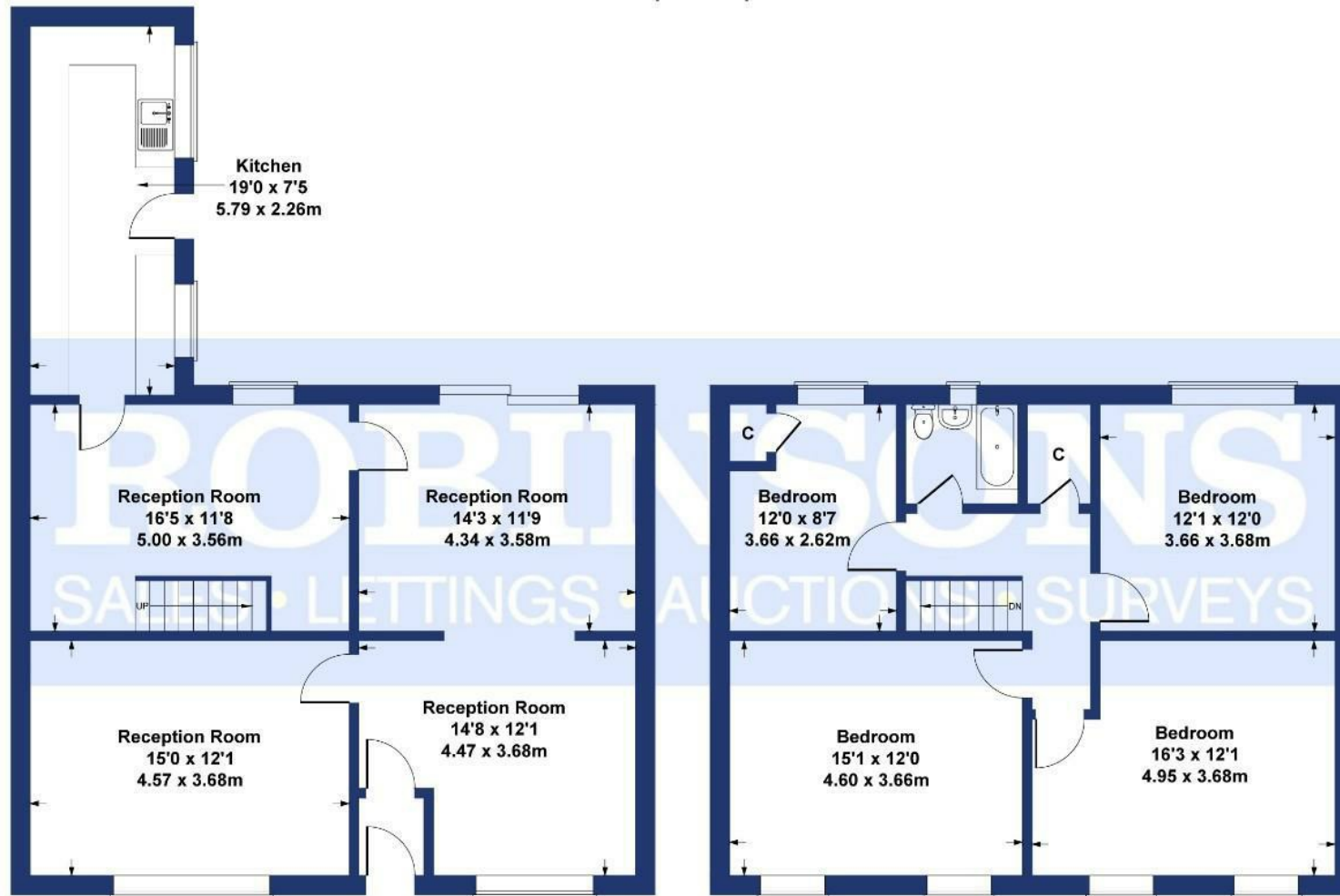
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Park Road Witton Park

Approximate Gross Internal Area
1656 sq ft - 154 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
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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

