



Barnard Avenue, DL14 6AG  
2 Bed - House - Mid Terrace  
£110,000

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# Barnard Avenue , DL14 6AG

Welcome to this charming mid-terrace house located on Barnard Avenue in Bishop Auckland. This property, still retaining a lot of its original character, boasts generous size living space spread across three floors with two double bedrooms, two reception rooms and conservatory, providing ample space for a growing family.

One of the highlights of this property is the attic conversion, offering versatility as an additional living space, home office, or even a guest bedroom. The reception rooms and conservatory, provide flexibility in how you can utilise the space, whether it be a cosy lounge or a formal dining area or office space.

The house is warmed by gas central heating and has double glazed windows.

The internal accommodation comprises; welcoming hallway with staircase to the first floor landing. Lounge with bay window to the front aspect, dining room leading to the conservatory which overlooks the rear yard. Kitchen fitted with a range of wall, base and drawer units with space for appliances.

To the first floor there are two double bedrooms and bathroom with three piece suite. A further staircase leads to the attic conversion which has a 'Velux' style window and radiator and could be used for many purposes.

Outside there is a small garden to the front, while to the rear there is an enclosed yard with artificial grass, space for outdoor furniture and two storage sheds.

Barnard Avenue is a quiet cul-de-sac, within close proximity of shopping amenities, schooling, health care facilities and bus links.

Don't miss out on the opportunity to make this house your home and enjoy all the wonderful features it has to offer.

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

To arrange a viewing please call Robinsons on 01388 458111

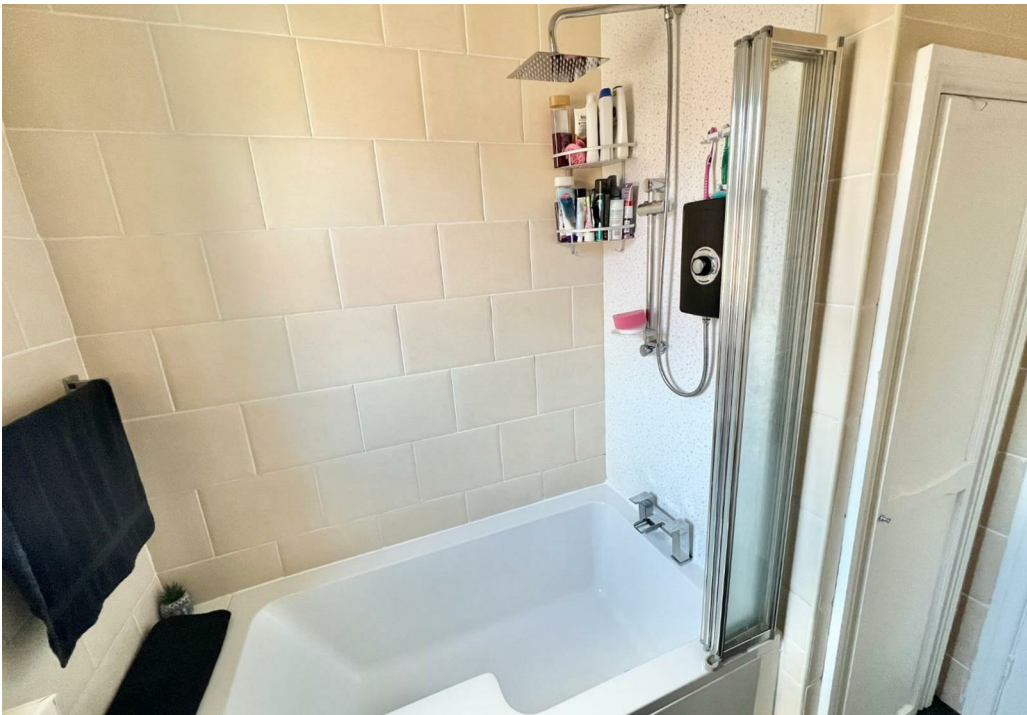
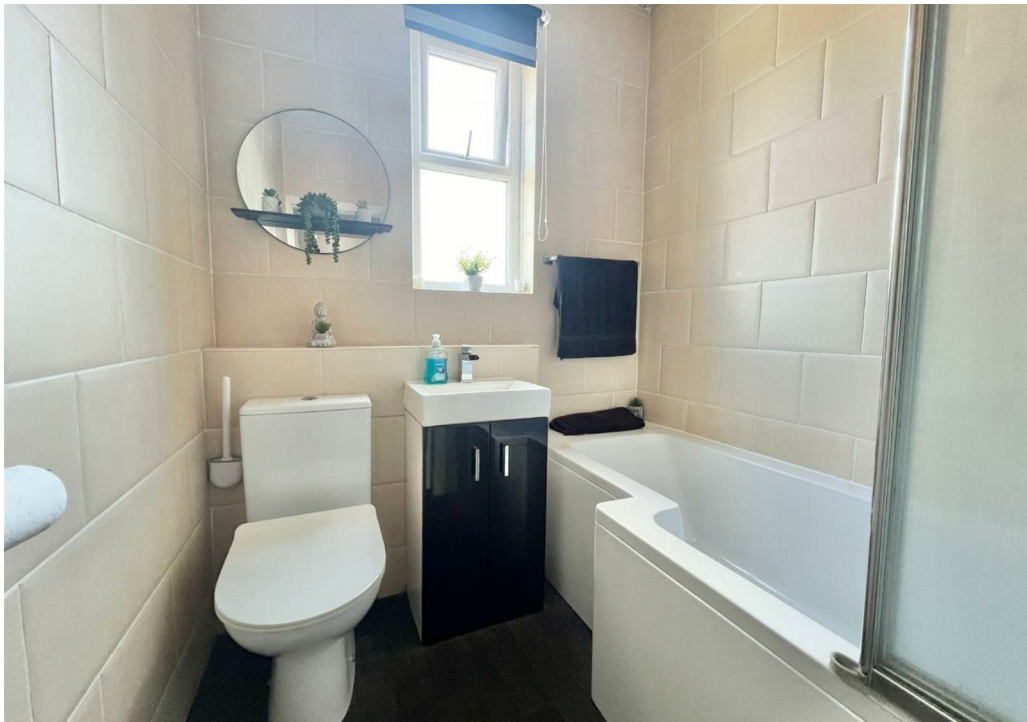












## GROUND FLOOR

### Entrance hallway

### Lounge

11'6x10'8 (3.51mx3.25m)

### Dining Room

11'9x9'6 (3.58mx2.90m)

### Conservatory

9'2x7'2 (2.79mx2.18m)

### Kitchen

11x6'7 (3.35mx2.01m)

## FIRST FLOOR

### Landing

### Bedroom 1

11'9x10'2 (3.58mx3.10m)

### Bedroom 2

11'7x10'4 (3.53mx3.15m)

## ATTIC ROOM

15'2x10'7 (4.62mx3.23m)

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 9000

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

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

Energy Rating: TBC

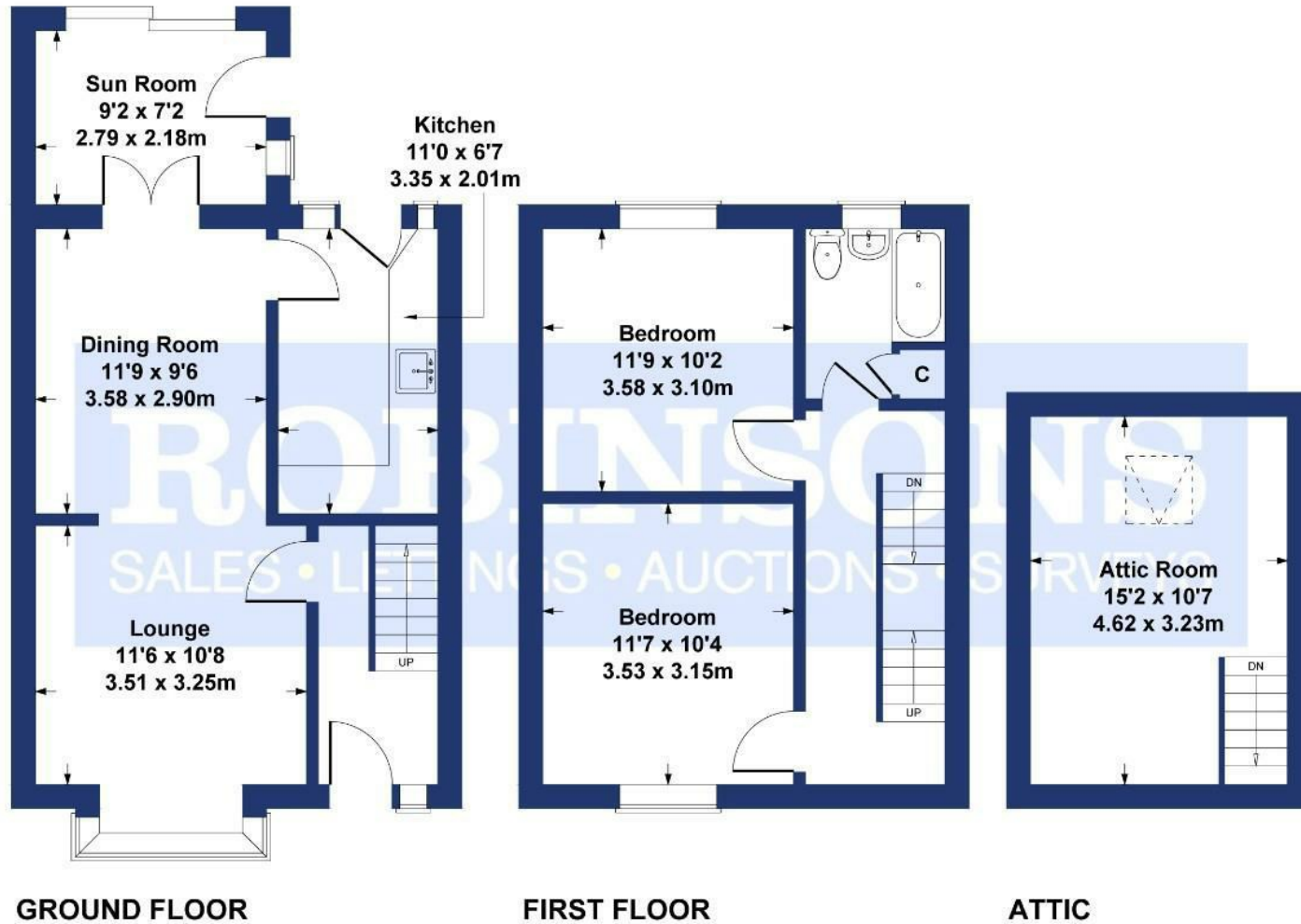
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





# Barnard Avenue Bishop Auckland

Approximate Gross Internal Area  
1010 sq ft - 94 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(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. 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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