



Farnham Close, Auckland Park, DL14 8YR
3 Bed - House - Semi-Detached
£160,000

ROBINSONS
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Farnham Close Auckland Park, DL14 8YR

OFFERED WITH NO ONWARD CHAIN

Robinsons welcome to the market this charming semi-detached house located on Farnham Close in the desirable Auckland Park. This property boasts a spacious 1,076 sq ft of living space, perfect for a family looking for a new home. The property enjoys full double glazed and gas central heating throughout with neat floorplan briefly comprising:- Reception Porch, Spacious lounge, ideal for entertaining guests or relaxing with your loved ones with feature fire surround housing a pebble effect gas fire, and immaculate Kitchen/Diner with integrated oven, microwave, and washing machine in the kitchen make cooking and laundry a breeze, adding convenience to your daily routine. To the first floor there are three good size Bedrooms giving ample space for everyone in the household to enjoy their own privacy. The master bedroom has an en- suite and there is a well appointed Family Bathroom. Externally to the front of the property there is small gravelled area with onsite driveway giving access to the garage whilst to the rear, and, one of the highlights of this property is the south west-facing rear garden, offering a tranquil outdoor space for you to unwind and enjoy the sunshine. What's more, the garden is not overlooked, ensuring your privacy is maintained.

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

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Porch

Lounge

14'6" x 12'11" (4.44 x 3.94)

Kitchen/Dining Room

14'6" x 9'3" (4.44 x 2.84)

FIRST FLOOR

Landing

Bedroom 1

12'1" x 8'7" (3.69 x 2.64)

EnSuite

Bedroom 2

11'3" x 9'3" 3'2" (3.44 x 2.82 0.99)

Bedroom 3

10'8" x 8'1" (3.27 x 2.48)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7Mbps, Superfast 40Mbps, Ultrafast 9000

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

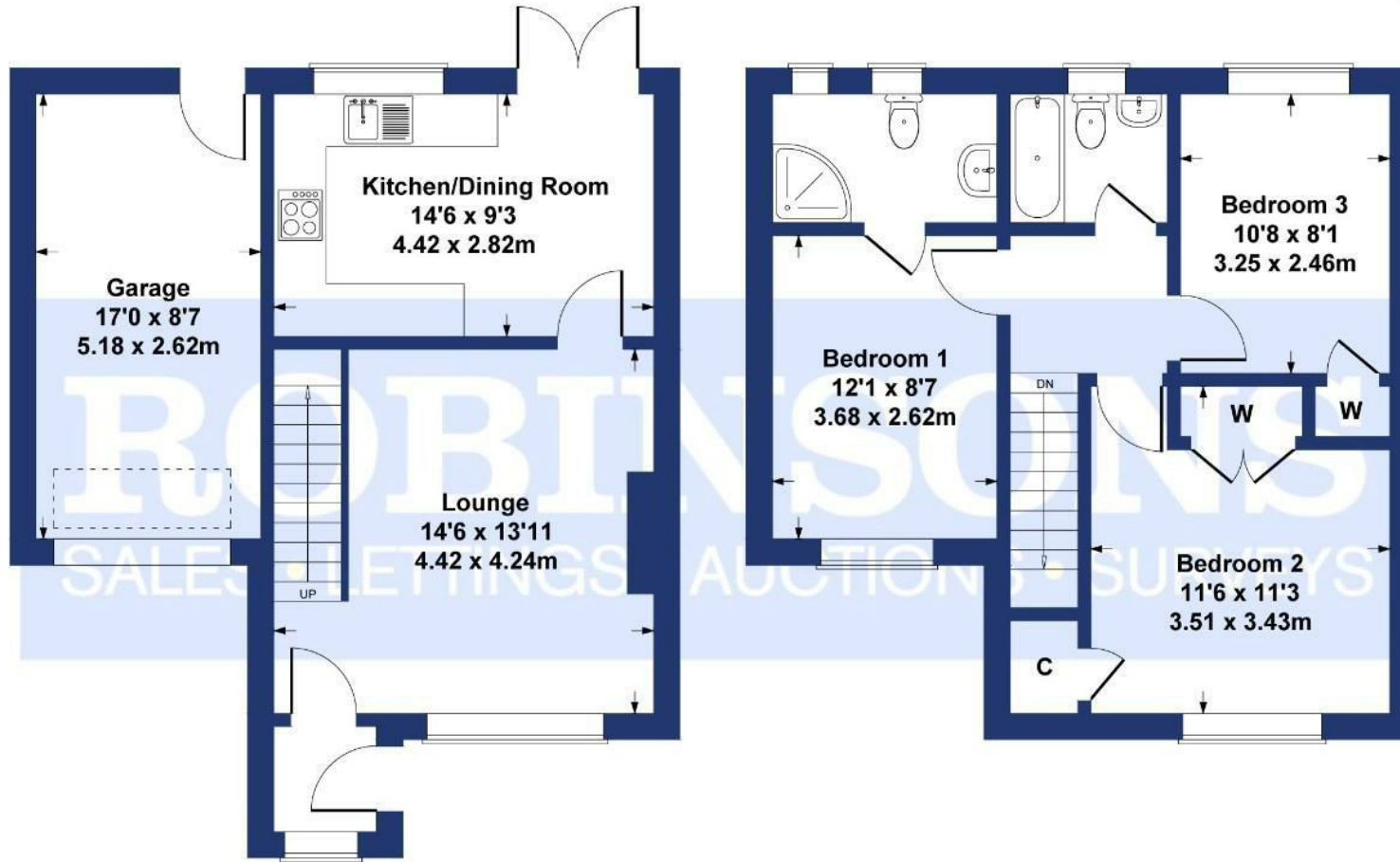
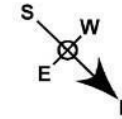
Council Tax: Durham County Council, Band C- Approx. £2161 (min)

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.

Farnham Close

Approximate Gross Internal Area
1013 sq ft - 94 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		84
(81-81)	B		
(69-80)	C	70	
(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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