



Hillside Road, DL14 8LS  
2 Bed - House - End Terrace  
£100,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Robinsons are pleased to offer to the market this well presented, modern two bedroomed end of terrace property located on Hillside Road on the outskirts of the village of Coundon. The property sits in close proximity to a range of local amenities . Including; local shops, primary schools, cafes, and public houses. Bishop Auckland with its wider range of amenities and good public transport links lies approximately 2 miles away.

In brief the property comprises; an entrance hall, open plan kitchen/ Living area to the ground floor. Whist to the first floor there are two bedrooms and a shower room. Externally, to the front the property there is a small wrought iron fence enclosed garden, whilst to the rear there is a low maintenance paved garden with gated access to the rear leading to a single driveway providing off road parking.

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

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

### Entrance Hall

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

### Lounge/Kitchen

22'1" x 12'2" maximum (6.75 x 3.71 maximum)

An 'L' Shaped room, the kitchen area, situated to the front is fitted with a modern range of wall and base units having contrasting worktops extending to breakfast bar and incorporating gas hob with extractor hood, built under oven, single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine and uPVC double glazed window to the front. The lounge area is situated to the rear and has uPVC double glazed patio doors leading out to the rear garden, laminate flooring and under stair storage cupboard.

## FIRST FLOOR

### Landing

With loft access

### Bedroom 1

12'2" x 7'10" (3.71 x 2.40 )

Situated to the rear and with laminate flooring and uPVC double glazed window.

### Bedroom 2

12'2" x 7'8" (3.71 x 2.36)

Situated to the front and with laminate flooring , over stair shelf and two uPVC double glazed window to the front.

### Shower Room

Fitted with a three piece suite comprising walk in shower cubicle with mains fed shower, pedestal wash basin, low level WC, tiled splash backs, laminate flooring and extractor fan.

### EXTERNAL

To the front there is a small wrought iron, fence enclosed lawned garden. A paved path way leads to the rear where there is a fence enclosed, low maintenance paved garden with gate leading to a rear driveway which provides parking for one vehicle.

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3Mbps, Superfast 66Mbps, Ultrafast 500Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: B

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.







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

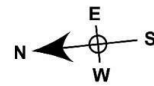
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Hillside Road

Approximate Gross Internal Area  
537 sq ft - 50 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
82	97

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: [info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)

### SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)