



Carisbrooke Crescent, DL14 0RW
3 Bed - House - Semi-Detached
£150,000

ROBINSONS
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Carisbrooke Crescent , DL14 0RW

* LARGE GARDENS * SUN ROOM EXTENSION * CUL-DE-SAC LOCATION * RE-FITTED KITCHEN * GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS * VIEWING HIGHLY RECOMMENDED *

Welcome to this extended three bedroom semi-detached house which has a large enclosed rear garden, driveway and garage. The property should prove to be a fantastic family home, having three reception rooms, re-fitted kitchen and a 'Baxi' as combination boiler and is fully UPVC double glazed.

The internal accommodation comprises; entrance porch, lounge with staircase to the first floor and window to the front aspect with modern window shutters. Spacious dining room with ample space for dining table and French doors leading to the sun room which enjoys views over the rear garden. Re-fitted kitchen which was installed in 2023 and has a range of contemporary wall, base and drawer units with integrated fridge/freezer, oven and hob, space for washing machine.

To the first floor there are three bedrooms, all having fitted wardrobe or cupboards. The third bedroom has been cleverly designed with a fold away bed, making this room perfect for a home office during the day if required and easily turned back to a bedroom at night. Family bathroom with three piece suite, including shower over bath.

Outside the house has a driveway and garage to the front of the house, the vendor have informed Robinsons that a new garage door will be fitted in the coming weeks (as of May 2024). The rear garden is a generous size and is well stocked with mature shrubs and flower beds, there are patio areas and a lawned area. There is a timber garden shed which will be included in the sale.

Carisbrooke Crescent is a pleasant cul-de-sac and is within close proximity of shopping amenities, schooling and bus links. Bishop Auckland town centre and Tindale retail park are just a short drive away.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.













Entrance Porch

Lounge

13'9x14'4 (4.19mx4.37m)

Dining Room

10'5x14'6 (3.18mx4.42m)

Kitchen

8'2x10'8 (2.49mx3.25m)

Sun Room

First Floor Landing

Bedroom (front)

13'6x8'2 (4.11mx2.49m)

Bedroom (rear)

8'3x9'3 (2.51mx2.82m)

Bedroom (front)

7'7x6 (2.31mx1.83m)

Bathroom

Garage





Carisbrooke Crescent

Approximate Gross Internal Area
734 sq ft - 68 sq m
(Excluding Garage/Sun Room)




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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	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

