



High Bondgate, Bishop Auckland, DL14 7PN
2 Bed - House - Terraced
£170,000

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High Bondgate Bishop Auckland, DL14 7PN

Welcome to this charming terraced house located in the heart of Bishop Auckland, and just a short walk away from shopping and leisure facilities. This property boasts two reception rooms, two bedrooms, and the potential to convert into three bedrooms, offering ample space for a growing family or those who love to entertain.

With a beautifully presented interior, this house exudes warmth and character. The addition of a cellar provides extra storage space or the opportunity to create a unique feature within the property. The house is warmed by a gas combination boiler and has double glazed windows.

One of the standout features of this home is the garage which is located at the rear of the house, a coveted asset in this area, providing secure parking or additional storage space. The absence of an onward chain makes this property an attractive option for those looking to move in swiftly.

This house offers a comfortable living space with room to personalise and make it your own. Whether you are looking for a cosy family home or a stylish space to host guests, this property has the potential to cater to your needs.

The internal accommodation comprises; lounge, which would have potential to create a further bedroom. Dining room with ample space for dining furniture and leads to the modern kitchen, which has a range of wall, base and drawer units and space for appliances, French doors leading to the rear yard. Staircase leading to the cellar which has two separate rooms.

To the first floor there are two good size bedrooms, the main bedroom having a large over stairs built in wardrobes, the second bedroom is spacious and the owner is including a wardrobe in the sale. Re-fitted shower room with large shower enclosure with mains shower attachment and attractive exposed stone wall.













GROUND FLOOR

Lounge

17'1" x 12'7" (5.21 x 3.84)

Inner Lobby

Dining Room

15'8" x 13'1" (4.78 x 3.99)

Kitchen

16'4" x 6'2" (4.98 x 1.88)

LOWER GROUND FLOOR

Cellar 1

12'7" x 12'2" (3.84 x 3.73)

Cellar 2

12'9" x 5'6" (3.89 x 1.68)

FIRST FLOOR

Landing

Bedroom 1

17'5" x 12'7" (5.31 x 3.86)

Bedroom 2

13'1" x 9'4" (3.99 x 2.87)

Bathroom

EXTERNAL

Outside to the rear of the house there is a continental style courtyard which has been designed for easy maintenance. The yard leads onto a garage with roller electric door, providing off road parking, something which is rare to find so close to Bishop Auckland town centre. To the front of the house there is parking (not allocated) which requires a permit for a separate cost.

LOCATION

The house is conveniently positioned in Bishop Auckland and is within a short walking distance of the town centre which has a range of everyday shopping amenities, health care, cafes and restaurants, public house etc. The historic Auckland castle is also within walking distance and the very popular Kynren event.

VIEWINGS

Viewings are highly recommended and are by appointment only, please contact Robinsons to arrange yours.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 24 Mbps, Superfast 100Mbps, Ultrafast 1000 Mbs

Mobile Signal/Coverage: TBC

Tenure: Freehold

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

Energy Rating: D

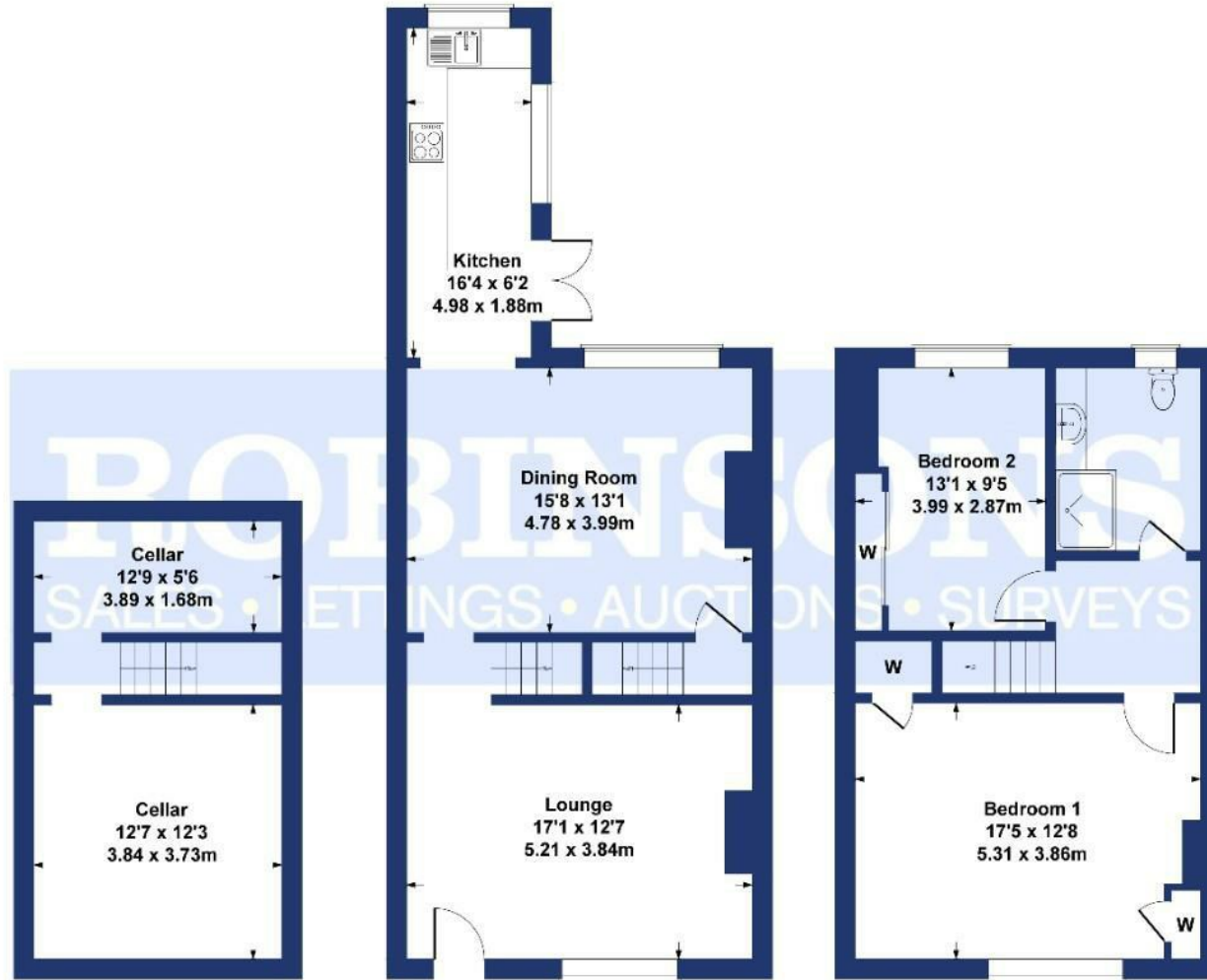
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





High Bondgate Bishop Auckland

Approximate Gross Internal Area
1368 sq ft - 127 sq m



CELLAR

GROUND FLOOR

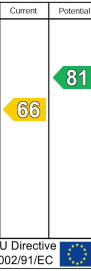
FIRST FLOOR

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		
(81-81)	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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