

Elliott Way, DL14 9GB
3 Bed - House - Detached
£170,000

ROBINSONS
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* NO FORWARD CHAIN * BEAUTIFULLY PRESENTED *
SUNROOM EXTENSION * ENCLOSED GARDEN * OFF ROAD
PARKING *

We have the pleasure of offering to the sales market, with no onward chain, this beautifully presented and extended three bedroom detached house. The property has undergone a programme of refurbishment in recent years and should prove to be a fantastic family home. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; spacious open plan kitchen/dining room with a range of contemporary wall, base and drawer units with integrated appliances and space for dining table. Lounge with ample space for furniture and French doors leading to the sun room extension which is a generous size and leads to the rear garden.

To the first floor there are three bedrooms, the main having an en-suite shower room and to conclude the accommodation there is a family bathroom.

Outside there is a large block paved driveway to the front and an enclosed garden to the rear.

Contact Robinsons to arrange an internal viewing.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

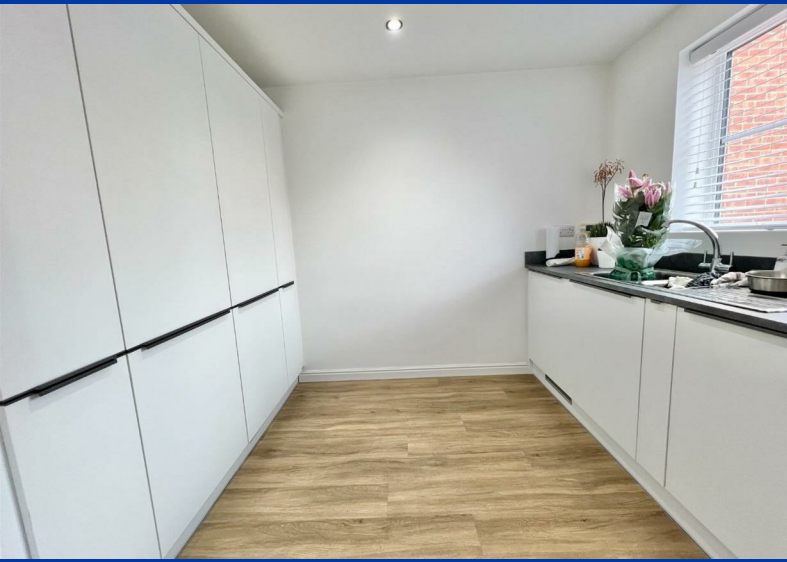
Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band C (£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.



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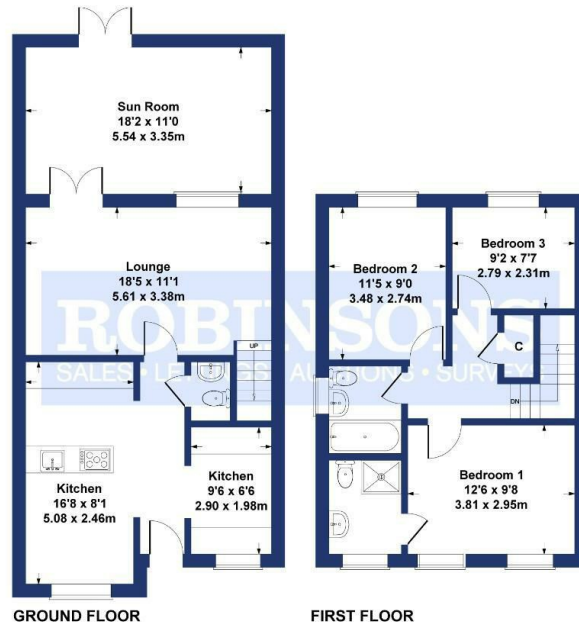
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Elliot Way Bishop Auckland

Approximate Gross Internal Area
1196 sq ft - 111 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 |
|---|---|---------|-----------|
| 105-110 | A | | |
| 81-104 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 35-48 | F | | |
| 21-34 | G | | |
| 1-20 | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 73 | 85 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| 102-110 | A | | |
| 81-101 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 35-48 | F | | |
| 21-34 | G | | |
| 1-20 | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgfield.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.



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

www.robinsonsestateagents.co.uk