



Maude Terrace, St. Helen Auckland, DL14 9BB  
2 Bed - House - Semi-Detached  
£100,000

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## Maude Terrace St. Helen Auckland, DL14 9BB

We are excited to offer to the sales market, this spacious two double bedroom semi-detached house which in recent years has undergone a programme of refurbishments works. Since purchasing the property in 2014 the current owner has fitted a new gas combination boiler and in more recent years has had a newly fitted kitchen in 2021 and new bathroom suite in 2018, the house is fully UPVC double glazed.

The internal accommodation is spacious throughout and comprises; entrance vestibule, lounge leading to the dining room, both having ample space for seating and dining furniture. Kitchen which is extensively fitted with a range of contemporary wall, base and drawer units with breakfast bar and space for appliances. Rear hallway which gives access to the utility room with space for washing machine and tumble dryer, cloakroom/WC.

To the first floor there are two double bedrooms, both having built in storage space. Bathroom with three piece suite, including shower over bath.

Outside the house has a small forecourt garden to the front and enclosed yard to the rear.

Maude Terrace is well positioned and has a wide range of shopping amenities just a short walking distance away, which include a Tesco Extra, Sainsburys and Lidl, along with several other retail stores.

Contact Robinsons for further information and to arrange an internal viewing.













### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14Mbps, Superfast 63Mbps

Mobile Signal/Coverage: Average - good

Tenure: Freehold

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

Energy Rating: TBC

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.

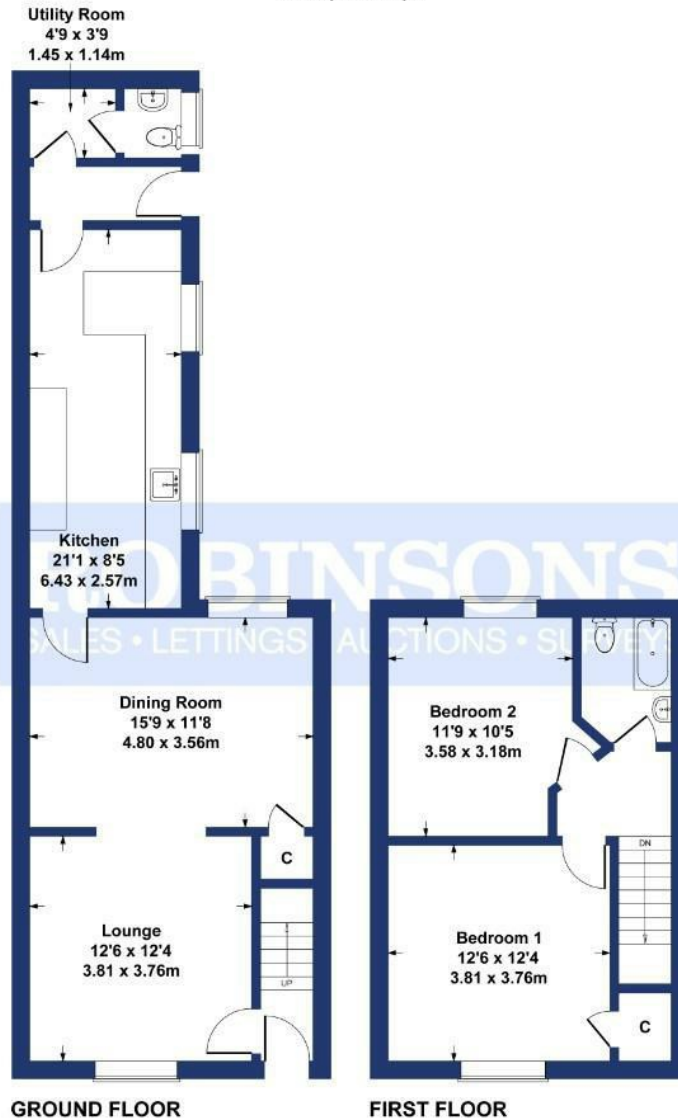






# Maude Terrace St Helens, Bishop Auckland

Approximate Gross Internal Area  
1025 sq ft - 95 sq m



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) <b>A</b>			
(61-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

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