



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS  
01368 451111  
robinsons.co.uk  
**FOR SALE**

Windsor Terrace, Leeholme, DL14 8HZ  
3 Bed - Bungalow - Dormer Semi Detached  
£200,000

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

## Windsor Terrace Leeholme, DL14 8HZ

We have the pleasure of offering to the sales market, this 3 bedroom semi-detached dormer bungalow which sits on a generous size plot with driveway and garage and enclosed rear garden. The property has the benefit of a spacious second reception room that can easily be utilised as a third bedroom, providing flexibility to accommodate your needs. It is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, spacious lounge/dining room with bay window to the front aspect and French doors leading to the front garden. Second reception room which would also be suitable for a third bedroom. Bathroom with three piece suite including shower over bath. Kitchen which is fitted with a range of wall, base and drawer units with internal door giving access to the garage.

To the first floor there are two bedrooms, the main bedroom having a re-fitted en-suite shower room.

Outside the property has a enclosed garden to the front which is mainly laid to lawn and a driveway and garage. The rear garden is a generous size and has a good degree of privacy.

The property is conveniently positioned in Leeholme and is on a regular bus route and is within a short driving distance of towns including Bishop Auckland, Spennymoor and Newton Aycliffe.

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 3 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: average-good

Tenure Freehold

Council Tax: Durham County Council, Band B £1891 (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.



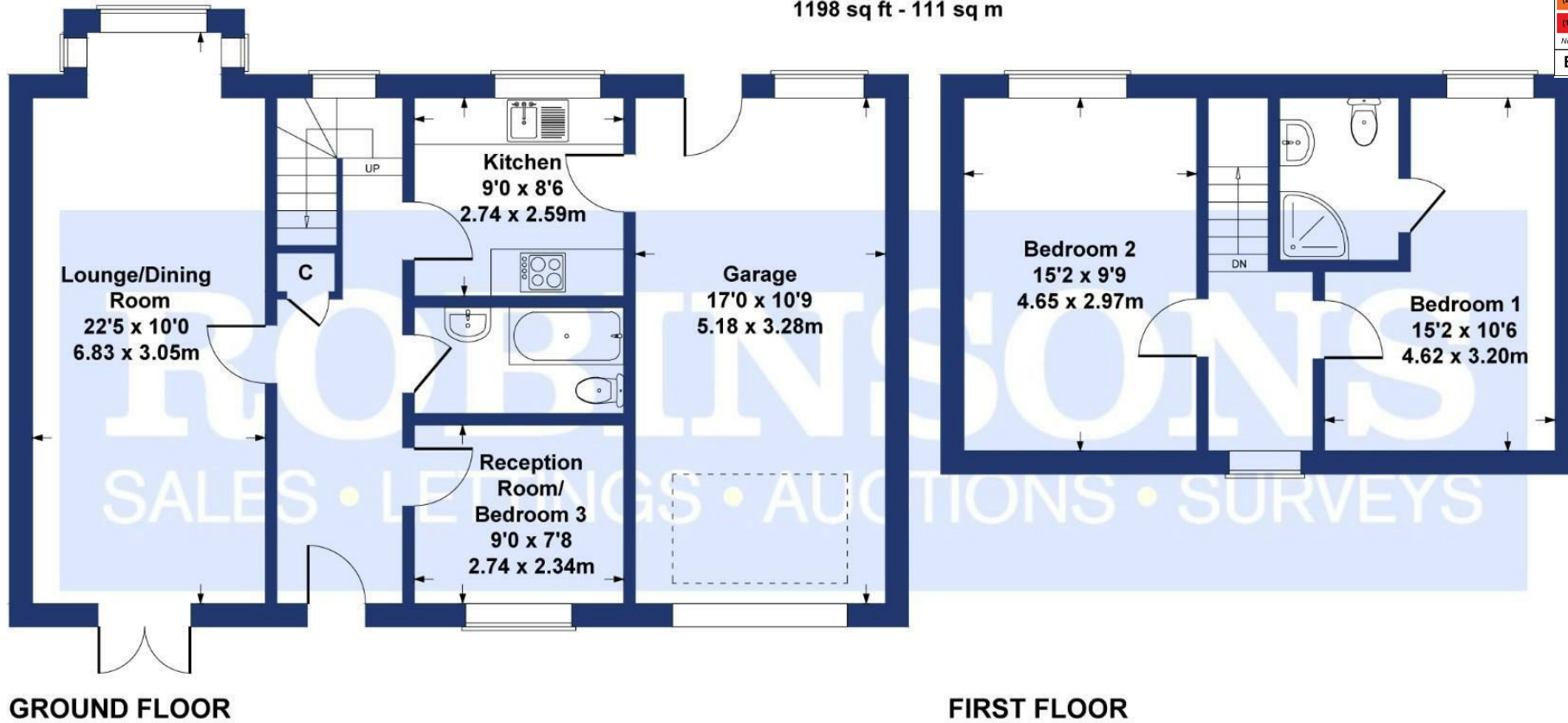




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

# Windsor Terrace Leeholme

Approximate Gross Internal Area  
1198 sq ft - 111 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

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.

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

