



Staindrop Road, West Auckland, DL14 9JX
3 Bed - Cottage
£300,000

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Staindrop Road West Auckland, DL14 9JX

Welcome to this charming but spacious three bedroom cottage located on Staindrop Road in West Auckland. The property boasts two reception rooms, three bedrooms with potential for a fourth, two bathrooms and a large attic space which would have potential for conversion.

Upon arrival, you'll be pleased to find parking for multiple vehicles including a caravan/camper van, along with a car port and beautifully maintained private gardens which are not overlooked.

Inside, the property offers spacious living accommodation throughout, ideal for growing families or those in need of extra space. The accommodation comprises; two reception rooms with ample space for seating and dining furniture, the dining room having French doors opening to the garden. Inner hallway with staircase leading to the first floor landing with under stairs storage cupboard and space for a seating/reading area. Ground floor shower room with three piece suite and built in storage cupboard with space for washing machine. Kitchen which is extensively fitted with a range of wall, base and drawer units with integrated appliances, including hob, double oven, extractor fan, dishwasher and fridge/freezer.

To the first floor there are three double bedrooms and a office, there would be potential to convert the office into a fourth bedroom. Family bathroom with three piece suite, including shower over bath.

Additionally, the large attic space with potential for conversion presents an exciting opportunity to create a bespoke area tailored to your needs, whether it be a home office, playroom, or additional living space.

The house is warmed via a gas combination boiler and has double glazed windows.













OUTSIDE

The house sits on a generous size plot with ample off road parking. To the front there is a block paved driveway with gardens leading to double wrought iron gates which open to the main garden. The main garden is very private, not overlooked and wraps around the side and rear of the house. It is well stocked with mature trees, plants and hedging with areas for seating. From the double gates there is a gravelled driveway leading to the car port, allowing parking for further vehicles including a caravan/campervan. At the rear of the house there is a potting shed 10'3x8'9 and space for vegetable patch, and bin storage, this area also has access to the front of the house.

LOCATION

The house is well positioned in the popular village of West Auckland which has schooling, shopping amenities and is on a regular bus route. A wider range of shopping amenities and health care facilities are located in Bishop Auckland which is a short driving distance away.

VIEWINGS

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

AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 19 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band C £2161 (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.



Staindrop Road West Auckland

Approximate Gross Internal Area
1606 sq ft - 149 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 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	



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

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

