



Linburn Drive, Bishop Auckland, DL14 0RG
3 Bed - House - Detached
£160,000

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Sold with no onward chain, Robinsons offer to the market this 3 bedroom detached house situated on the ever popular Linburn Drive.

The property requires some updating but offers a large amount of potential.

The accommodation on offer briefly comprises: Entrance Hall, with stairs to the first floor, Lounge with picture window to the front and walk through to the Dining Room which has patio doors leading to the rear garden, Kitchen with wall and base units, and useful Utility Room to the ground floor. To the first floor there are three Bedrooms, two good sized doubles and a single, Bathroom and separate WC.

Externally there are gardens to the front and rear with driveway and single garage.

The property benefits from gas central heating and double glazing throughout.

GROUND FLOOR

Entrance Hall

Lounge

13'5" x 11'6" (4.10 x 3.51)

Dining Room

10'8" x 8'7" (3.26 x 2.63)

Kitchen

10'8" x 8'9" (3.26 x 2.68)

Utility

9'4" x 8'8" (2.87 x 2.66)

FIRST FLOOR

Landing

Bedroom 1

12'9" x 11'7" (3.91 x 3.54)

Bedroom 2

11'2" x 8'7" (3.42 x 2.62)

Bedroom 3

9'9" x 7'7" (2.98 x 2.32)

Bathroom

Separate WC

External

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 2Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C £2161

Energy Rating: E

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-60kWh G			
Not energy efficient - higher running costs	1-20kWh		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-60kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		

England & Wales EU Directive 2002/91/EC

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