



Shirley Close, Evenwood, DL14 9RQ  
2 Bed - House - Terraced  
£110,000

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



Robinsons offer for sale this charming terraced house located on Shirley Close in the village of Evenwood, Bishop Auckland.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts three good sized bedrooms, ideal for a small family or as a guest room/home office combination. The bathroom is modern and sleek, offering a tranquil space to unwind after a long day.

One of the standout features of this property is the delightful conservatory, providing a bright and airy space to enjoy your morning coffee or curl up with a good book. The modern kitchen is a chef's dream, equipped with all the necessary amenities to whip up delicious meals.

Outside, the low maintenance, private landscaped gardens offer a serene escape from the hustle and bustle of everyday life. Imagine hosting summer barbecues or simply basking in the sun in this lovely outdoor space. Additionally, the convenience of off-street parking adds to the appeal of this wonderful home.

Don't miss the opportunity to make this charming terraced house your own and enjoy the peaceful surroundings of Evenwood. Contact us today to arrange a viewing and take the first step towards owning your dream home.



## GROUND FLOOR

### Entrance Lobby

With stairs to the first floor

### Lounge

14'9" x 11'10" maximum (4.5 x 3.62 maximum )

With feature fire surround and uPVC double glazed bay window to the front.

### Kitchen/Dining Room

18'8" x 9'11" (5.69 x 3.04)

Fitted with a range of modern wall and base units having contrasting worktops incorporating 1.5 bowl single drainer ceramic sink unit with mixer tap, electric hob with extractor hood, built in oven and microwave, tiled splashbacks, plumbing for an automatic washing machine, space for fridge freezer, under stair storage cupboard, uPVC double glazed window and patio doors to the conservatory.

### Conservatory

9'10" x 9'10" (3.00 x 3.00)

uPVC double glazed with tiled floor and patio doors leading to the rear garden.

## FIRST FLOOR

### Landing

With storage cupboard and access to the loft.

### Bedroom 1

11'10" x 11'2" (3.63 x 3.42 )

With fitted wardrobe having sliding doors and uPVC double glazed window to the front.

### Bedroom 2

14'0" x 9'11" maximum (4.27 x 3.04 maximum )

With uPVC double glazed window to the rear

### Bedroom 3

7'5" x 9'0" 5'4" (2.27 x 2.76 1.65)

With uPVC double glazed window to the front.

### Bathroom

Fitted with a modern three piece suite comprising panelled 'P' shaped bath with mains fed shower over, wash basin onto vanity unit, low level WC, panelled walls and uPVC double glazed window to the rear.

## External

To the front there is a lengthy driveway providing off street parking accessed via Wrought Iron gates and with raised sleeper flower beds. To the rear there is an lovely enclosed, private, low maintenance garden with decked seating and timber framed storage shed.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 5 Mbps, Superfast 68 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - £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.



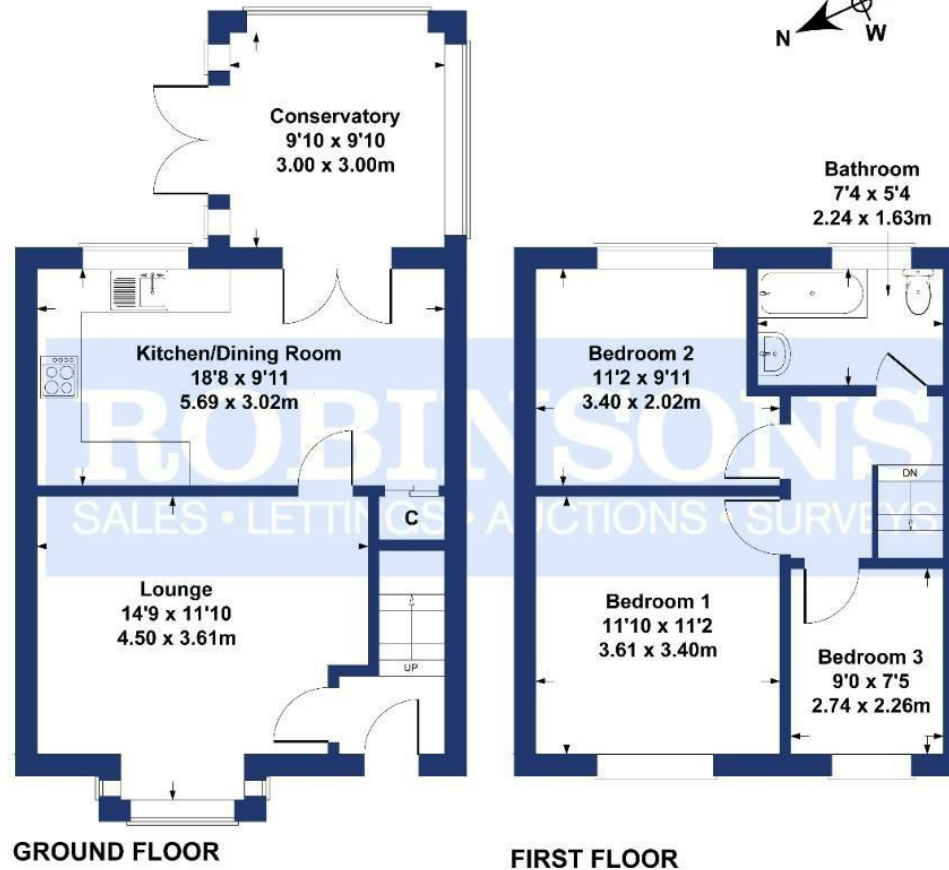
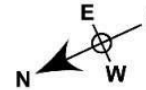






# Shirley Close

Approximate Gross Internal Area  
948 sq ft - 88 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		
(92 plus) <b>A</b>		
(81-91) <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		
England & Wales		EU Directive 2002/91/EC

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.