



Lambton Drive, Bishop Auckland, DL14 6LG
3 Bed - House - Semi-Detached
£155,000

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Lambton Drive

Bishop Auckland, DL14 6LG

Welcome to this charming semi-detached house on Lambton Drive, Bishop Auckland! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three well proportioned bedrooms, there's plenty of space to unwind and make yourself at home.

The property features a modern kitchen, ideal for whipping up delicious meals, and a stylish shower room for your convenience. Imagine enjoying your morning coffee in the lovely conservatory, overlooking the low maintenance garden - a peaceful retreat right at your doorstep.

It is also situated in a sought-after location, with good junior schools, two secondary schools and college close by, and offers not only a comfortable living space but also the convenience of ample parking for your vehicles, along with a single garage.

The accommodation on offer briefly comprises: Entrance Hall, Lounge/Dining Room, Conservatory, Kitchen and modern shower room to the ground floor, whilst to the first floor there are three good sized bedrooms with bedrooms 1 and 2 both having fitted wardrobes.

A viewing is highly recommended so as not to miss out on the chance to make this house your own .









GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge

13'10" x 10'2" (4.24 x 3.10)

Dining Room

7'4" x 6'11" (2.25 x 2.13)

Conservatory

12'2" x 7'4" (3.72 x 2.25)

Kitchen

8'6" x 6'11" (2.60 x 2.13)

Shower Room

FIRST FLOOR

Landing

Bedroom 1

12'3" x 9'8" (3.75 x 2.95)

Bedroom 2

11'9" x 7'10" (3.60 x 2.4)

Bedroom 3

8'5" x 7'10" (2.58 x 2.41)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 11Mbps, Superfast 69Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average-Good

Tenure: Freehold

Council Tax: Durham County Council, Band C- Approx. £2161 (min)

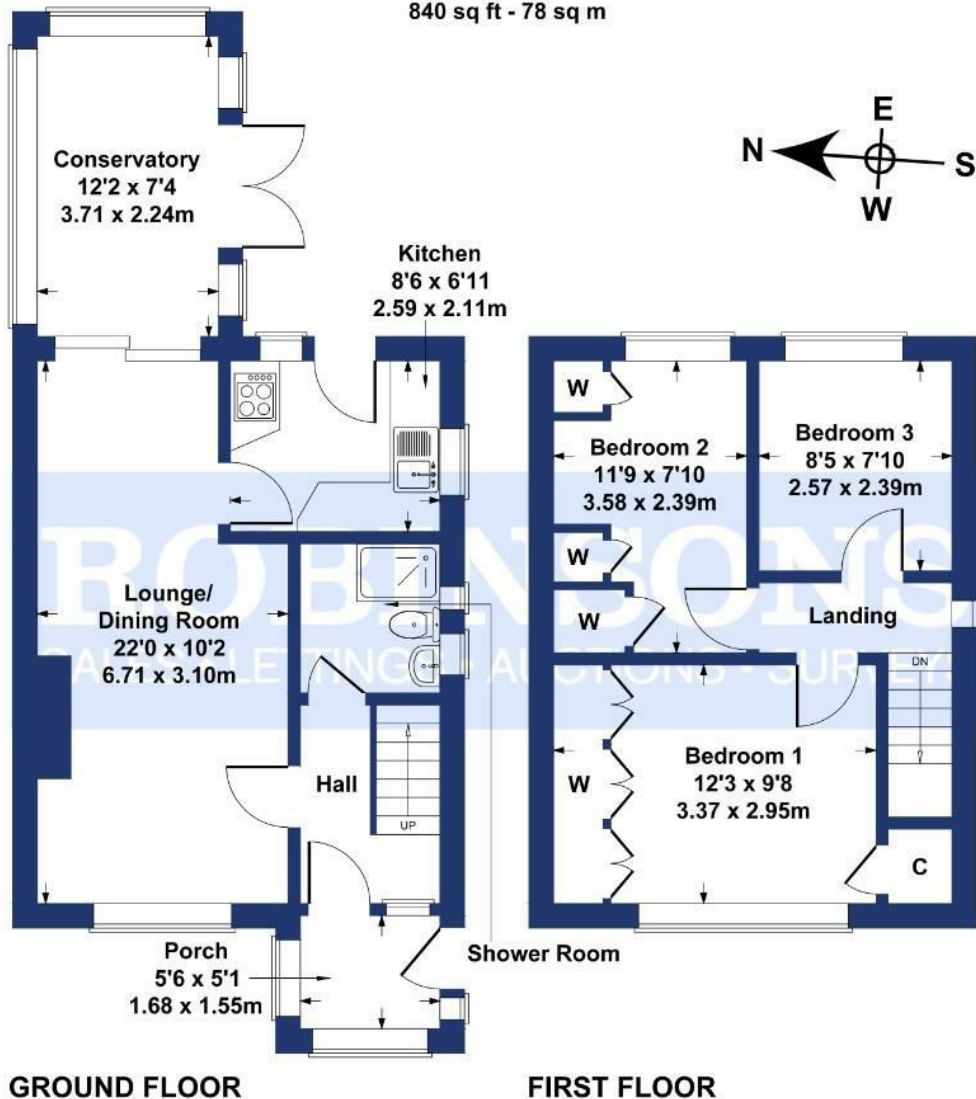
Energy Rating: TBC



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.

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Approximate Gross Internal Area
840 sq ft - 78 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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