



The Sidings, Bishop Auckland, DL14 7AE  
3 Bed - House - End Terrace  
£140,000

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# The Sidings

## Bishop Auckland, DL14 7AE

Located in the much sought-after area of The Sidings, Bishop Auckland, this exceptionally well-presented end terrace house offers a perfect blend of modern living and convenience. Built in 2018, this new build property spans an impressive 807 square feet and features three spacious bedrooms, making it an ideal home for families or professionals alike.

Upon entering, you are greeted by an inviting open plan lounge, dining, and kitchen area, which is bathed in natural light thanks to the bi-fold doors that lead out to the beautifully landscaped rear garden. This seamless connection between indoor and outdoor spaces creates a perfect setting for entertaining or simply enjoying a quiet evening at home.

The property boasts a stunning modern bathroom, complete with an en-suite to the master bedroom, ensuring comfort and privacy. Additionally, a convenient ground floor WC adds to the practicality of the layout.

The rear garden is not only a delightful outdoor space but also features a charming summer house, currently utilised as an office, providing a versatile area for work or leisure.

For those with vehicles, the property includes a driveway that offers off-street parking for two cars, with EV charging point (7KwH) a valuable asset in this popular residential development.

With its close proximity to town centre amenities, this home is perfectly positioned for easy access to shops, schools, and local services. This property truly represents a wonderful opportunity to acquire a modern, stylish home in a desirable location.

To arrange a viewing please call Robinsons on 01388 458111























## GROUND FLOOR

### ENTRANCE HALL

#### Open Plan Lounge/Kitchen/Dining Room

24'0" x 16'4" maximum 4'7" (7.34 x 4.99 maximum 1.41)

### WC

## GROUND FLOOR

### Landing

#### Bedroom 1

10'3" x 8'2" (3.14 x 2.50 )

#### En Suite

#### Bedroom 2

10'2" x 9'3" (3.11 x 2.83)

#### Bedroom 3

6'9" x 9'6" maximum (2.06 x 2.90 maximum )

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1891 Min)

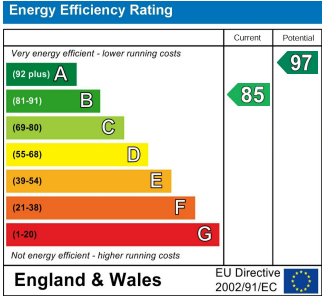
Energy Rating: B

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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.



