



Coniston Avenue, West Auckland, DL14 9LL  
4 Bed - House - Semi-Detached  
£195,000

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## Coniston Avenue West Auckland, DL14 9LL

Nestled on Coniston Avenue in the charming area of West Auckland, Bishop Auckland, this beautifully presented semi-detached house is an ideal family home. The property boasts four spacious bedrooms, providing ample space for family living or guests. With two modern bath/shower rooms, including a convenient ensuite, morning routines will be a breeze.

The heart of the home is undoubtedly the modern kitchen, which features integrated appliances and a delightful breakfast bar, perfect for casual dining or entertaining friends. The inviting reception room offers a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings in.

Outside, the property is complemented by well-maintained gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues. The driveway allows for parking of one vehicle, and there is also a single garage for additional storage or parking needs.

Situated in a popular residential area, this home is not only beautifully extended but also conveniently located, making it a perfect choice for families seeking comfort and style. With its modern amenities and spacious layout, this property is sure to impress. Don't miss the opportunity to make this wonderful house your new home.

To arrange a viewing please call Robinsons on 01388 458111











## GROUND FLOOR

### Entrance Porch

### Entrance Hall

### Lounge/Dining Room

22'2" x 11'6" maximum (6.76 x 3.53 maximum )

### Kitchen/Breakfast Room

18'1" x 10'7" (5.53 x 3.24 )

## FIRST FLOOR

### Landing

### Bedroom 1

11'7" x 11'6" maximum 4'0" (3.54 x 3.52 maximum 1.24)

### Bedroom 2

10'7" x 11'7" maximum (3.24 x 3.54 maximum )

### Bedroom 3

8'11" x 7'7" (2.74 x 2.32)

### Family Bathroom

### Bedroom4

18'1" x 8'3" (5.52 x 2.52)

### En suite

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1984 Min)

Energy Rating: TBC



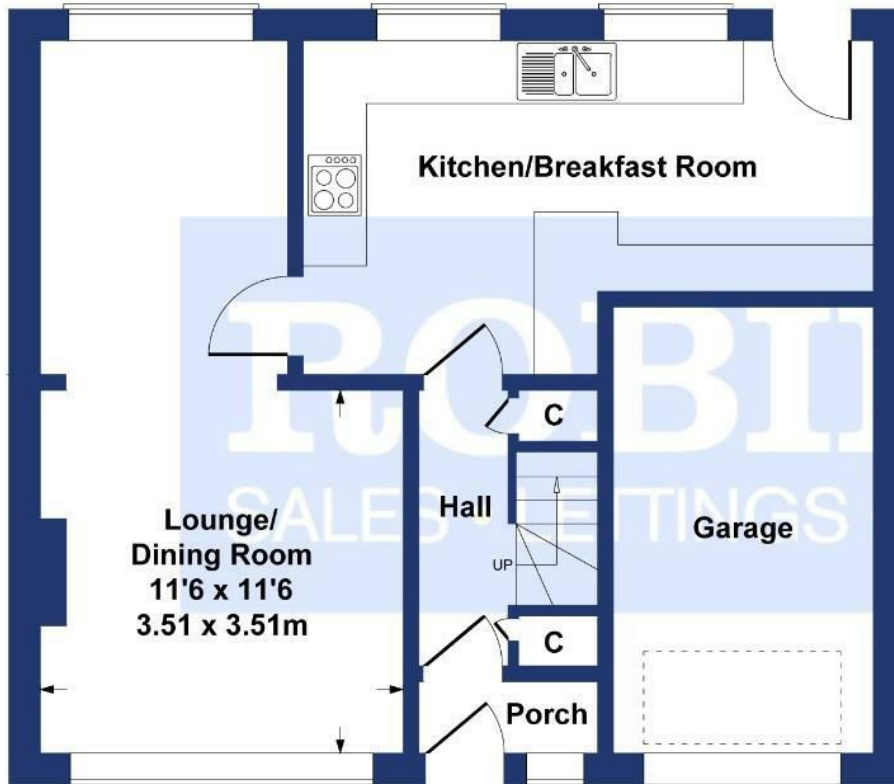
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

# Coniston Avenue

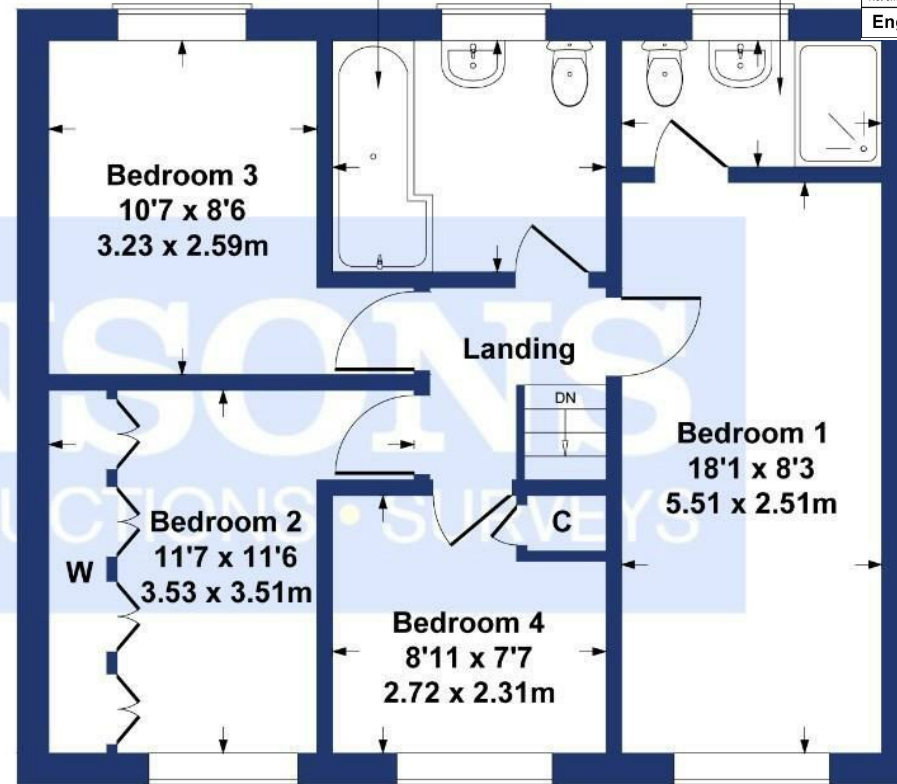
Approximate Gross Internal Area  
1193 sq ft - 111 sq m



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



**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. 2025

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.



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