



Brinkburn Close, Etherley Dene, DL14 0SS
2 Bed - Bungalow - Detached
£195,000

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Brinkburn Close Etherley Dene, DL14 0SS

Nestled in the tranquil cul-de-sac of Brinkburn Close, Bishop Auckland, this rarely available two-bedroom detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 764 square feet, the property boasts spacious accommodation, making it an ideal choice for those seeking a peaceful retreat.

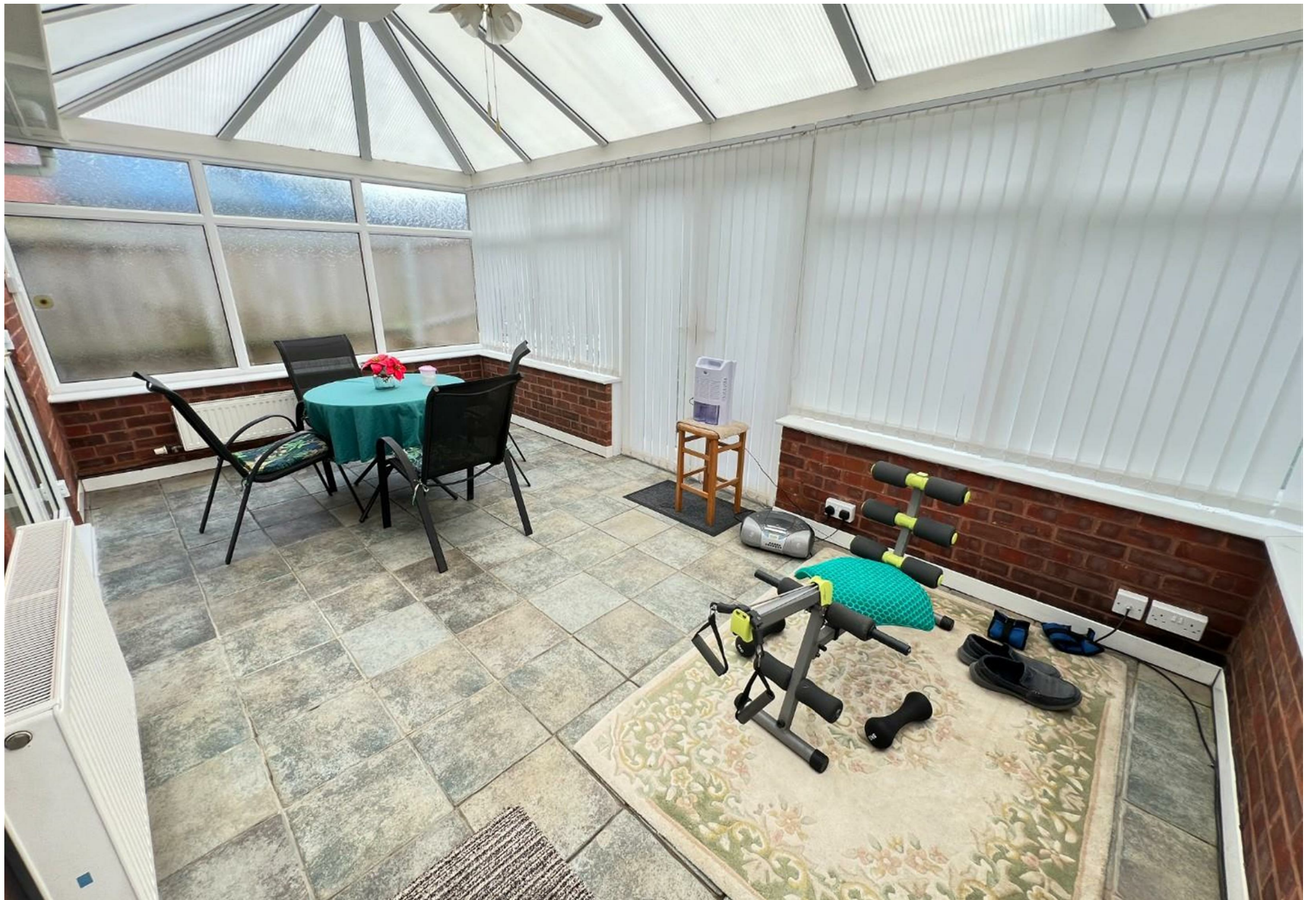
Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is well-equipped and flows seamlessly into a charming conservatory, perfect for enjoying the garden views throughout the seasons. The bungalow features two well-proportioned bedrooms, complemented by a contemporary bathroom, ensuring that privacy and comfort.

Set on a good-sized plot, the property is surrounded by well-maintained lawned gardens, offering a serene outdoor space for gardening enthusiasts or those simply wishing to unwind in nature. The extensive driveway provides ample off-street parking, leading to a single garage, which adds to the practicality of this lovely home.

Included in the sale are some white goods, furniture, and garden tools, making it easier for you to settle in and start enjoying your new home right away. This property is a true gem in a popular residential area, and viewing is essential to fully appreciate all that it has to offer. Don't miss the opportunity to make this charming bungalow your own.

To arrange a viewing please call Robinsons on 01388 458111









GROUND FLOOR

Entrance Lobby

Lounge

16'2" x 12'0" (4.94 x 3.66)

Kitchen

10'10" x 7'2" (3.32 x 2.19)

Conservatory

17'0" x 9'3" (5.19 x 2.84)

Bedroom 1

13'2" x 9'1" (4.03 x 2.77)

Bedroom 2

10'2" x 8'2" (3.10 x 2.51)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4 Mbps, Superfast 64, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: TBC

Tenure: Freehold

Council Tax: Durham County Council, Band C (£2268 Min)

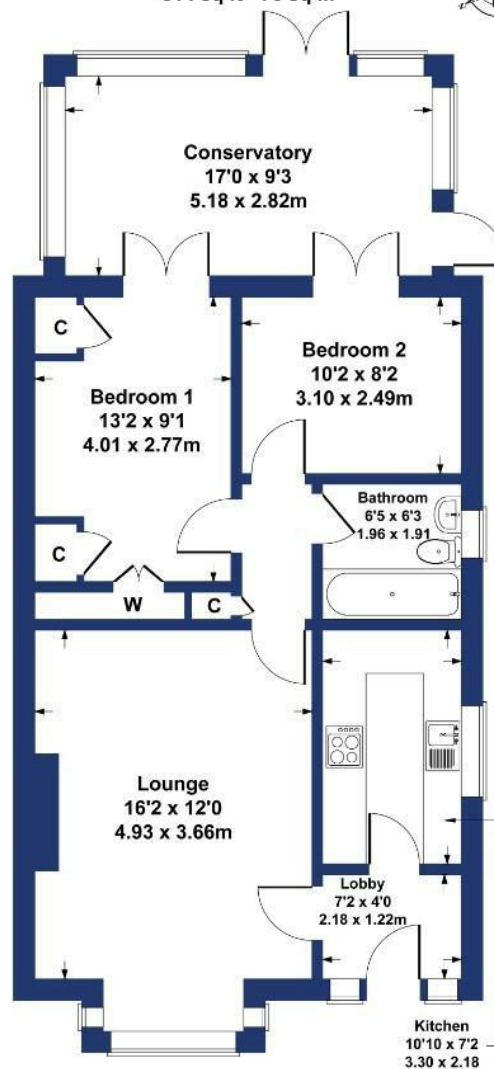
Energy Rating: D



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.

Brinkburn Close

Approximate Gross Internal Area
814 sq ft - 76 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		84
(81-81) B		
(69-80) C		
(55-68) D	66	
(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. 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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