



Irvin Avenue, Bishop Auckland, DL14 6QG
2 Bed - House - Mid Terrace
£125,000

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Irvin Avenue Bishop Auckland, DL14 6QG

Nestled on the picturesque Irvin Avenue in the charming town of Bishop Auckland, this delightful family home presents an excellent opportunity for prospective buyers. Recently improved, this property is ready for you to move in and make it your own.

As you step inside, you are welcomed by a spacious hallway that leads to a generous living and dining room. This inviting area features patio doors that open into a bright and airy conservatory, creating a seamless connection between indoor and outdoor living spaces. The modern shaker-style kitchen has been fully refurbished, boasting an integrated fridge freezer, oven, and hob, complemented by a stylish extractor and tasteful tiled splashbacks.

The first floor comprises two well-proportioned double bedrooms, each offering ample space for relaxation and rest. Both rooms benefit from fitted wardrobes, providing convenient storage solutions. A conveniently located bathroom on this level adds to the practicality of the home.

Irvin Avenue is situated in a mature residential area, just a short distance from the bustling Bishop Auckland town centre, Tindale retail park, and local schools. This property is an ideal choice for first-time buyers or families seeking a home with ample space to grow.

Do not miss the opportunity to view this lovely home that perfectly balances modern living with a welcoming atmosphere. It is a true gem in a desirable location, ready for you to create lasting memories.











GROUND FLOOR

Entrance Hall

Lounge

19'8" x 10'5" maximum (6.00 x 3.18 maximum)

Conservatory

9'8" x 8'3" (2.95 x 2.52)

Kitchen

11'7" x 6'3" (3.55 x 1.91)

FIRST FLOOR

Landing

Bedroom 1

14'9" x 8'8" (4.52 x 2.65)

Bedroom 2

10'10" x 10'2" (3.32 x 3.10)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 11 Mbps, Superfast 46 Mbps, Ultrafast 1800 Mbps

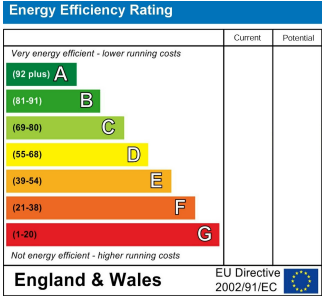
Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701 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.



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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