



Boyden Close, St. Helen Auckland, DL14 9EF
3 Bed - House
£130,000

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Boyden Close St. Helen Auckland, DL14 9EF

Robinsons are delighted to offer to the sales market this charming three-bedroom mid-terrace house, benefiting from a driveway, single garage and enclosed rear garden. The property is well presented throughout and has been significantly improved by the current owners in recent years, including a new roof installed in 2025. The Baxi gas combination boiler and the majority of the windows have also been replaced within the last five years, with the windows being UPVC double glazed.

The internal accommodation comprises; entrance hallway, useful WC with additional storage space, and a well-appointed kitchen fitted with a range of wall, base and drawer units, together with space for appliances and a dining table. To the rear is a particularly spacious reception room, cleverly divided by glazed double-opening doors to create two separate areas. This versatile space could comfortably provide a main lounge with a separate dining area, snug or hobby room, while sliding doors provide direct access to the rear garden.

To the first floor there are three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes which are to be included in the sale. There is also a re-fitted shower room and separate WC.

Externally, the property benefits from a double-width driveway to the front, providing access to the single garage. The garage is equipped with an electric door, electric vehicle charging point, lighting and power sockets. To the rear, the enclosed garden enjoys a pleasant open outlook and has been designed with ease of maintenance in mind, incorporating an artificial lawn and patio area.

Boyden Close is a pleasant cul-de-sac, ideally positioned within easy reach of a range of local shopping amenities, schools and public transport links.

Contact Robinsons today for further information and to arrange an internal viewing.













AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1,748 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – n/a

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area . Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

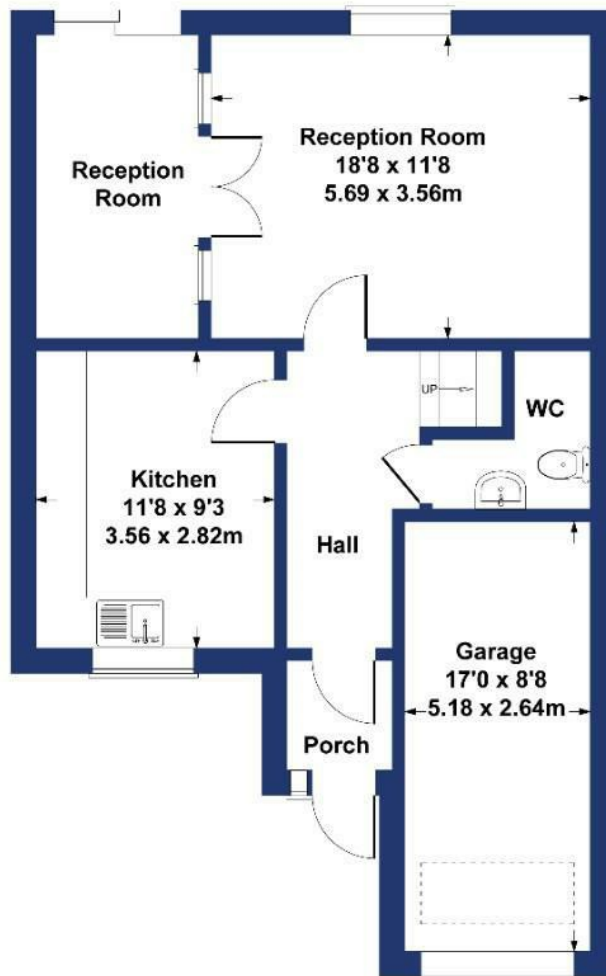
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



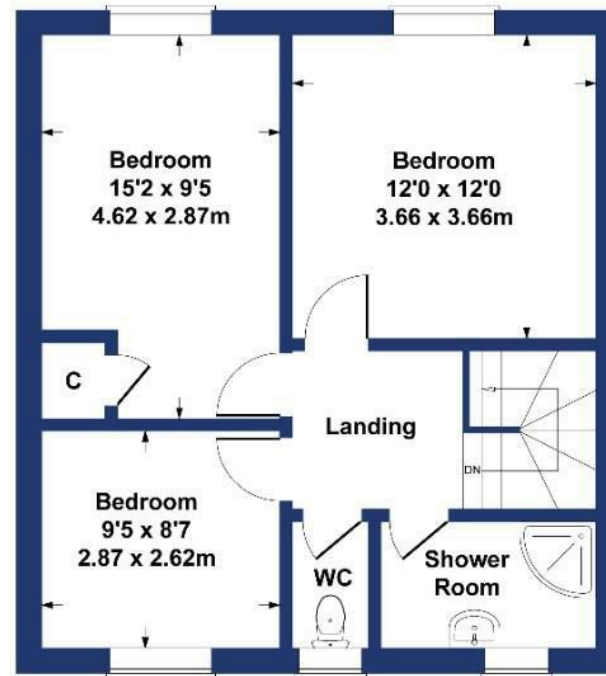


Boyden Crescent St Helen Auckland

Approximate Gross Internal Area
1174 sq ft - 109 sq m



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. 2026

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. 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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