





Porter Gardens, DL14 9FH

3 Bed - House - Semi-Detached

£150,000

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Robinsons are delighted to offer to the sales market this beautifully presented three-bedroom semi-detached home, complete with an enclosed rear garden, driveway and garage. Recently built by Gleeson, the property still benefits from the remainder of its NHBC warranty, providing added peace of mind for prospective buyers. The home would make an excellent purchase for a variety of buyers, including first-time buyers, small families and those looking to downsize.

The property is attractively presented throughout and benefits from gas central heating and UPVC double-glazed windows.

The internal accommodation briefly comprises an entrance hallway leading to a modern kitchen/dining room, fitted with a range of wall, base and drawer units, an integrated hob and oven, and space for additional appliances and a dining table. To the rear, the spacious lounge enjoys French doors opening directly onto the garden, allowing plenty of natural light into the room.

To the first floor, there are three well-proportioned bedrooms, complemented by a family bathroom fitted with a three-piece suite.

Externally, the property features a small front garden, with a driveway and garage to the side providing convenient off-road parking and storage. To the rear, there is a fully enclosed garden, predominantly laid to lawn, offering an ideal space for relaxing or enjoying time outdoors.

Porter Gardens forms part of a modern residential development and is conveniently situated close to a range of local shopping amenities, schooling and bus links, making it an ideal location for a variety of buyers.

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

Agent Notes

Council Tax: Durham County Council, Band B Approx. £2039.00
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
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 – no
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – no
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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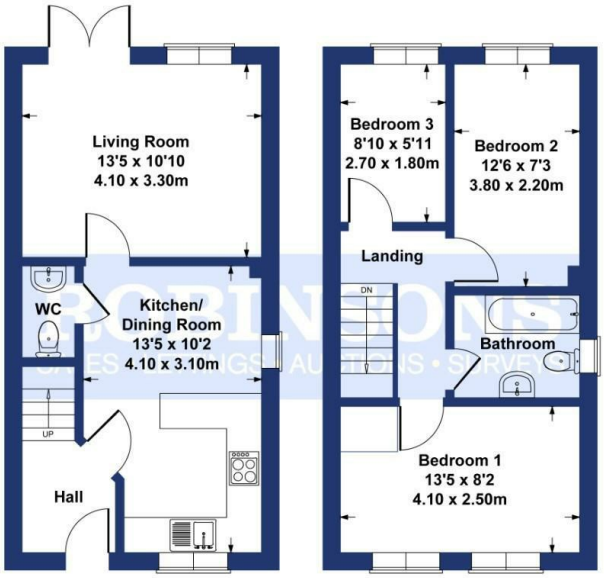
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Porter Gardens Bishop Auckland

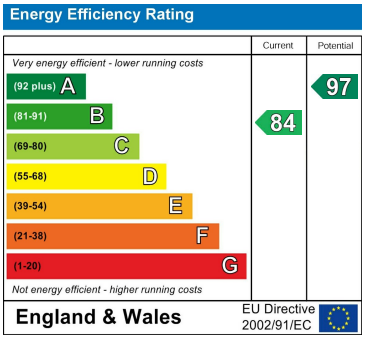
Approximate Gross Internal Area
732 sq ft - 68 sq m



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. 2026



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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