



Merlin court, DL5 7PB
3 Bed - House - Semi-Detached
£150,000

ROBINSONS
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Merlin court , DL5 7PB

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN this three bedroom semi-detached home, with enclosed garden, garage and driveway. The house has recently been decorated throughout and features a main bedroom with en-suite shower room, ground floor WC, and it is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with useful storage cupboard and cloakroom/WC. Lounge with bay window to the front aspect, overlooking a green area with trees. Kitchen/dining room with a range of wall, base and drawer units with space for appliances, dining table and sliding doors giving access to the garden.

To the first floor there are three well-proportioned bedrooms, the main having an en-suite shower room, to conclude the floor plan there is a bathroom with three piece suite.

Outside there is an enclosed garden, driveway and garage.

Merlin Court is a modern housing development in Newton Aycliffe and is within close proximity of schooling, shopping amenities and healthcare facilities.

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













Agent Notes

Council Tax: Durham County Council, Band C Approx. £2331.00

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 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 – yes

Probate – n/a

Rights & Easements – not known

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. Check with seller.

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.

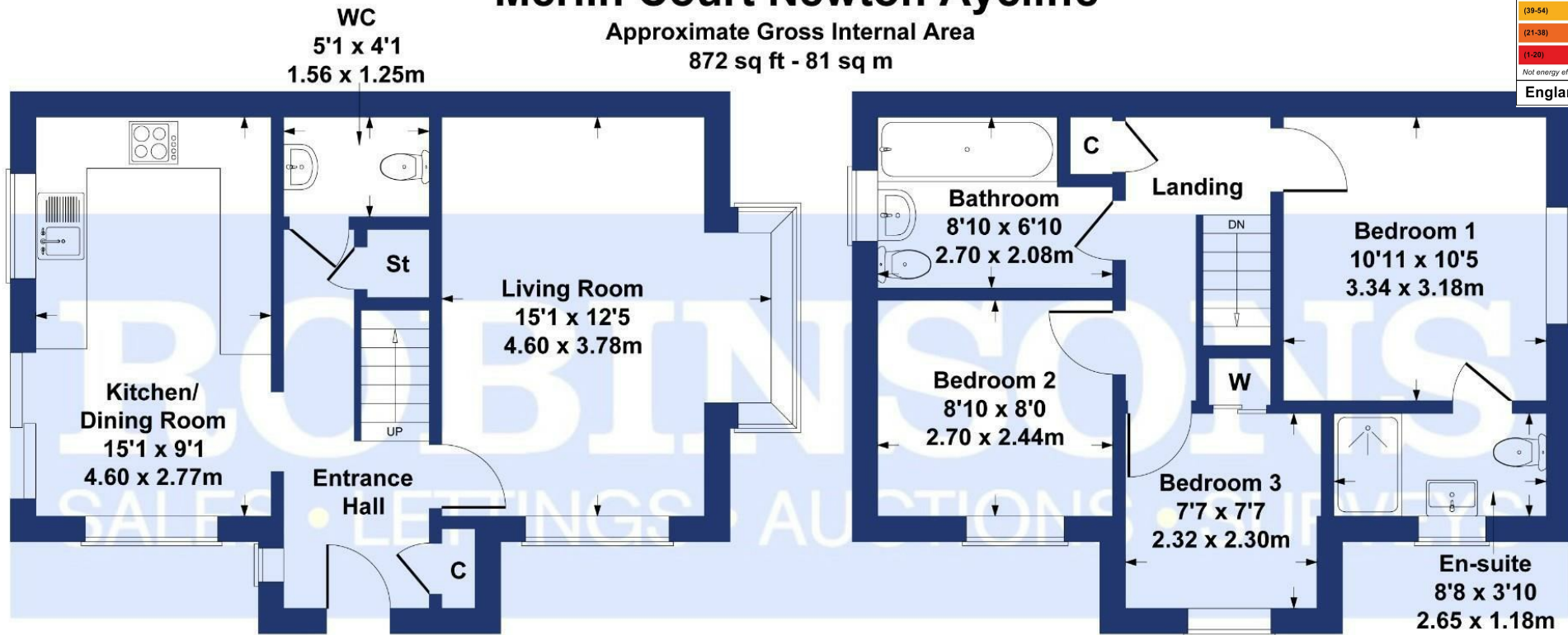
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser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



Merlin Court Newton Aycliffe

Approximate Gross Internal Area
872 sq ft - 81 sq m

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



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

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.



120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

