

Leeholme Road, Leeholme, DL14 8HL
3 Bed - House - Mid Terrace
Offers Over £65,000

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Nestled on the charming Leeholme Road in Bishop Auckland, this delightful three-bedroom terraced house is now available for sale with no onward chain, making it an ideal opportunity for both first-time buyers and those looking to invest. The property is conveniently located approximately three miles from the bustling town centre of Bishop Auckland, where you will find a wide range of amenities including supermarkets, restaurants, and popular high street shops, as well as both primary and secondary schools.

For those who commute, the A689 is easily accessible, providing a direct route to the A1(M) in both directions. The area is well-served by an extensive public transport network, ensuring easy travel to neighbouring towns and cities such as Darlington, Durham, and Newcastle.

Upon entering the property, you are greeted by a welcoming entrance hall that leads into a spacious living room, a separate dining room, and a functional kitchen on the ground floor. The first floor boasts a master bedroom, two additional bedrooms, and a family bathroom, providing ample space for family living or guests.

Externally, the property features an enclosed front courtyard, perfect for enjoying the views over the village green, while the rear offers an additional enclosed yard, ideal for outdoor activities or relaxation. On-street parking is available, adding to the convenience of this lovely home.

This property presents a wonderful opportunity to enjoy comfortable living in a friendly community, with easy access to both local amenities and transport links. Don't miss your chance to make this charming house your new home.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Lounge

Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

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 – NA

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 to affect this property that we are aware of. 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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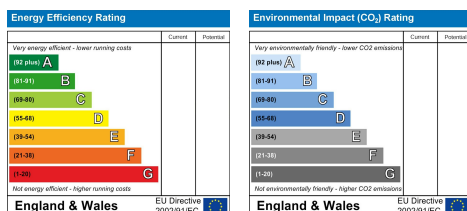
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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