



Fairfield court, Bishop Auckland, DL14 9TG  
3 Bed - House - Detached  
£175,000

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## Fairfield court Bishop Auckland, DL14 9TG

Found in the desirable location of Fairfield Court, Bishop Auckland, this beautifully presented detached family home offers a perfect blend of modern living and comfort. The property boasts a spacious layout, featuring an inviting reception room that provides ample space for relaxation and entertainment. The heart of the home is the modern fitted kitchen, which seamlessly flows into a full-width open plan lounge/ dining room. This area is bathed in natural light, thanks to the French doors that open directly onto the attractive enclosed rear gardens, creating an ideal setting for family gatherings or quiet evenings.

The home comprises three well-proportioned bedrooms, including a lovely master suite complete with an en-suite shower room and WC, ensuring privacy and convenience. The two additional bedrooms are also generously sized, making this property suitable for families of all shapes and sizes.

For added practicality, the property features an integral single garage, part of which has been thoughtfully converted into a useful utility room, enhancing the functionality of the home. A one-car driveway provides convenient off-street parking.

Equipped with gas central heating to radiators and uPVC double glazing, this home is not only beautifully presented throughout but also energy-efficient. Located just a short drive from Tindale Retail Park, residents will enjoy easy access to a wide range of everyday amenities, making this property an ideal choice for family living. This charming home truly represents a wonderful opportunity for those seeking a modern family residence in a friendly community.











## GROUND FLOOR

### Entrance Hall

### Lounge/Dining Room

31'8" x 14'5" (9.66 x 4.4)

### Kitchen

9'6" x 6'10" (2.9 x 2.10)

### Utility

8'6" x 8'2" (2.6 x 2.5)

## WC

## FIRST FLOOR

### Landing

### Bedroom 1

12'5" x 9'10" (3.8 x 3.0)

### En Suite

### Bedroom 2

11'5" x 8'10" (3.5 x 2.7)

### Bedroom 3

8'10" x 7'6" (2.7 x 2.3)

## Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band C - Approx. £2268 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 (not metered)

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 – N/A

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

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.

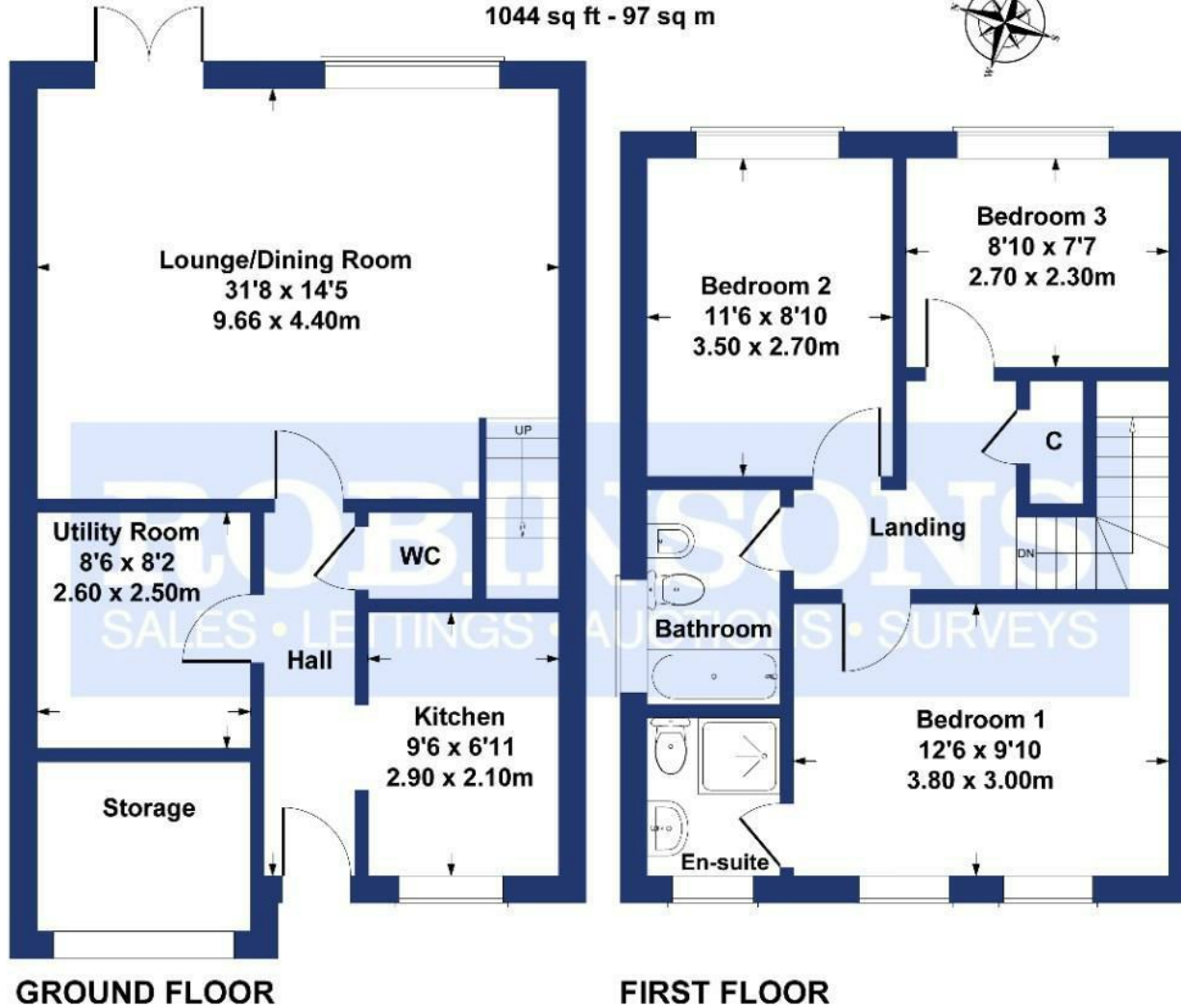
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



# Fairfield Court

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B		
(69-80)	C	74	
(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	

## 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.



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