



St. Cuthberts Way, DL14 6EQ
4 Bed - House - Detached
Offers Over £205,000

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Robinsons are delighted to offer to the sales market this beautifully presented four-bedroom detached home, which has been maintained to an excellent standard throughout and features a range of modern fixtures and fittings. Ideally suited to family living, the property offers spacious and versatile accommodation, including a converted garage which now provides an additional reception room.

The property is warmed by gas central heating and benefits from UPVC double glazing. The internal accommodation comprises an entrance hallway, spacious lounge with bay window overlooking the front, and an impressive open-plan kitchen/dining room. The kitchen is extensively fitted with a range of quality wall, base and drawer units, incorporating an integrated hob and oven, together with space for further appliances. The dining area enjoys French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. A useful WC completes the ground floor.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom, fitted with a three-piece suite, completes the first-floor accommodation.

Externally, the property benefits from a double driveway to the front, providing ample off-road parking. To the rear is a generous enclosed garden, featuring a decked patio area, artificial lawn and attractive gravelled flower beds, providing an excellent space for outdoor dining and entertaining.

St Cuthberts Way forms part of a popular modern residential development in Bishop Auckland and is conveniently situated for a range of local shopping amenities, schools and public transport links.

An internal viewing is highly recommended to fully appreciate the quality, space and versatility this attractive family home has to offer. Please contact Robinsons for further information and to arrange your viewing.

AGENTS NOTES

Council Tax: Durham County Council, Band D - Approx. £2,622 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 – NA

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.



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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		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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



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