



Toft Hill, Bishop Auckland, DL14 0JA  
2 Bed - Bungalow - Semi Detached  
£135,000

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Robinsons are pleased to present this charming two-bedroom semi-detached bungalow located in the desirable area of Toft Hill, Bishop Auckland. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a peaceful retreat.

Upon entering, you are welcomed by a spacious hallway that leads to a well-appointed lounge/diner, perfect for relaxing or entertaining guests. The kitchen is functional and provides ample space for culinary pursuits, while a utility room adds to the practicality of the home. The two generously sized bedrooms offer comfortable living spaces, and the modern shower room ensures that all your needs are met.

One of the standout features of this bungalow is the off-street parking available for two vehicles, which is a rare find in the area. The property also boasts two garages, providing additional storage or parking options.

Externally, the bungalow is surrounded by easy-to-maintain front and rear patio gardens, allowing you to enjoy the outdoors without the burden of extensive upkeep. The gardens offer pleasant views to both sides, enhancing the overall appeal of the property.

This semi-detached bungalow is not only a lovely home but also a fantastic opportunity for those looking to settle in a tranquil neighbourhood. We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss out on the chance to make this delightful bungalow your new home!



## GROUND FLOOR

### Hallway

### Lounge / Dining Room

### Kitchen

### Utility Room

### Bedroom One

### Bedroom Two

### Shower Room

## EXTERNAL

### Garage

## AGENTS NOTES

Council Tax: Durham County Council, Band B - Approx. £1984p.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 – no

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 – n/a

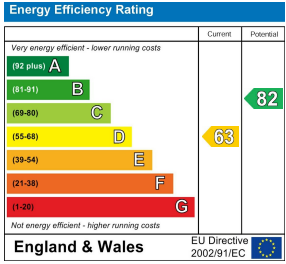
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.







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.