



Carisbrooke Crescent, DL14 0RW
4 Bed - House - Semi-Detached
£200,000

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Carisbrooke Crescent , DL14 0RW

* NO FORWARD CHAIN *

Welcome to this extended four bedroom semi-detached house which has a large enclosed rear garden and garage conversion and is being offered for sale with NO FORWARD CHAIN. The property should prove to be a fantastic family home, having versatile accommodation throughout, having three reception rooms, four bedrooms and two bath/shower rooms. Other features include a gas combination boiler and UPVC double glazed windows.

The internal accommodation comprises; entrance porch, lounge with staircase to the first floor and window to the front aspect with modern window shutters. Access to the ground floor bedroom and shower room. Spacious dining room with ample space for dining table and French doors leading to the sun room which enjoys views over the rear garden. Re-fitted kitchen which was installed in 2023 and has a range of contemporary wall, base and drawer units with integrated fridge/freezer, oven and hob, space for washing machine.

To the first floor there are three bedrooms, all having fitted wardrobe or cupboards. Family bathroom with three piece suite, including shower over bath.

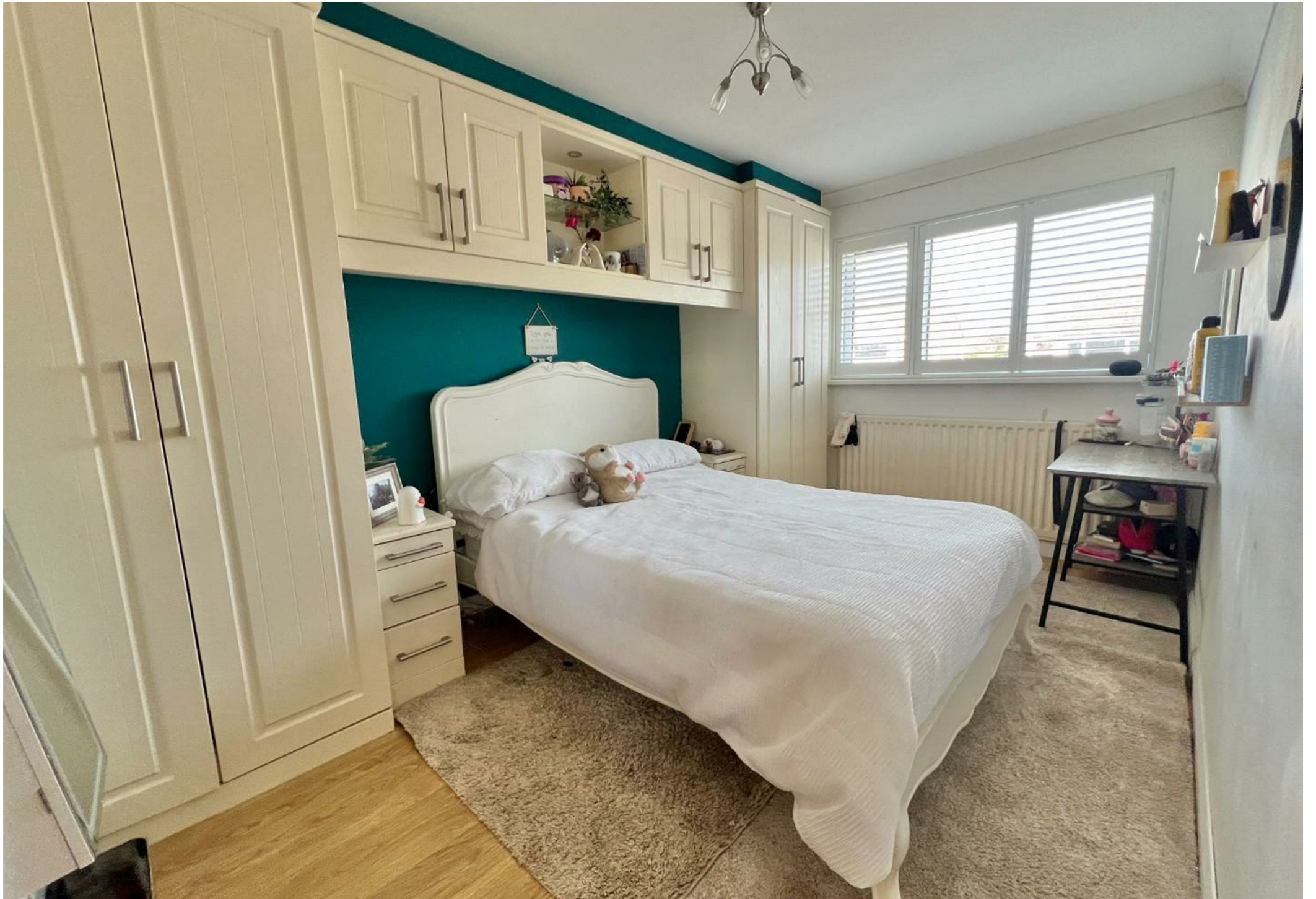
Outside the house has a driveway and gardens to the front. The rear and side gardens are a generous size and fully enclosed with mature shrubs and borders, patio and lawn area, an ideal space for keen gardeners or families.













Location

Etherley Dene remains a popular residential location, conveniently positioned close to Bishop Auckland town centre, retail parks, and well-regarded primary and secondary schools, making it an excellent choice for families. The area is also surrounded by picturesque countryside and benefits from excellent transport links, including easy access to the A1(M) and a nearby train station with connections to larger stations including Darlington.

Agent Notes

Council Tax: Durham County Council, Band TBC

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.

Selective licencing area – NA

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 – TBC

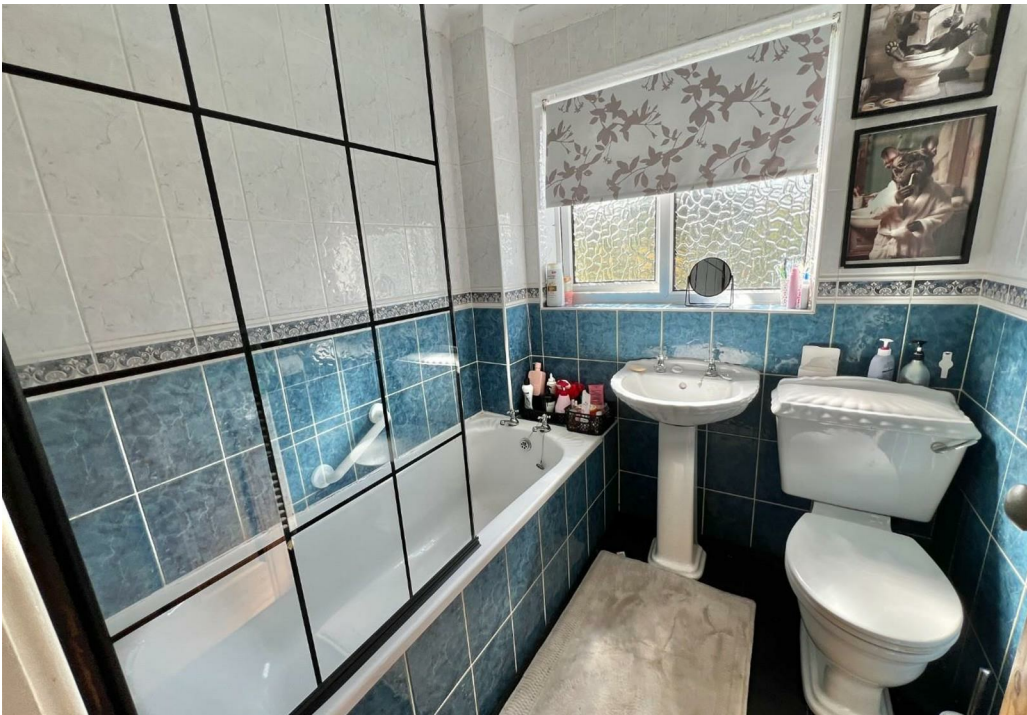
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Garage conversion to create a fourth bedroom and shower room. Sun room extension

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.

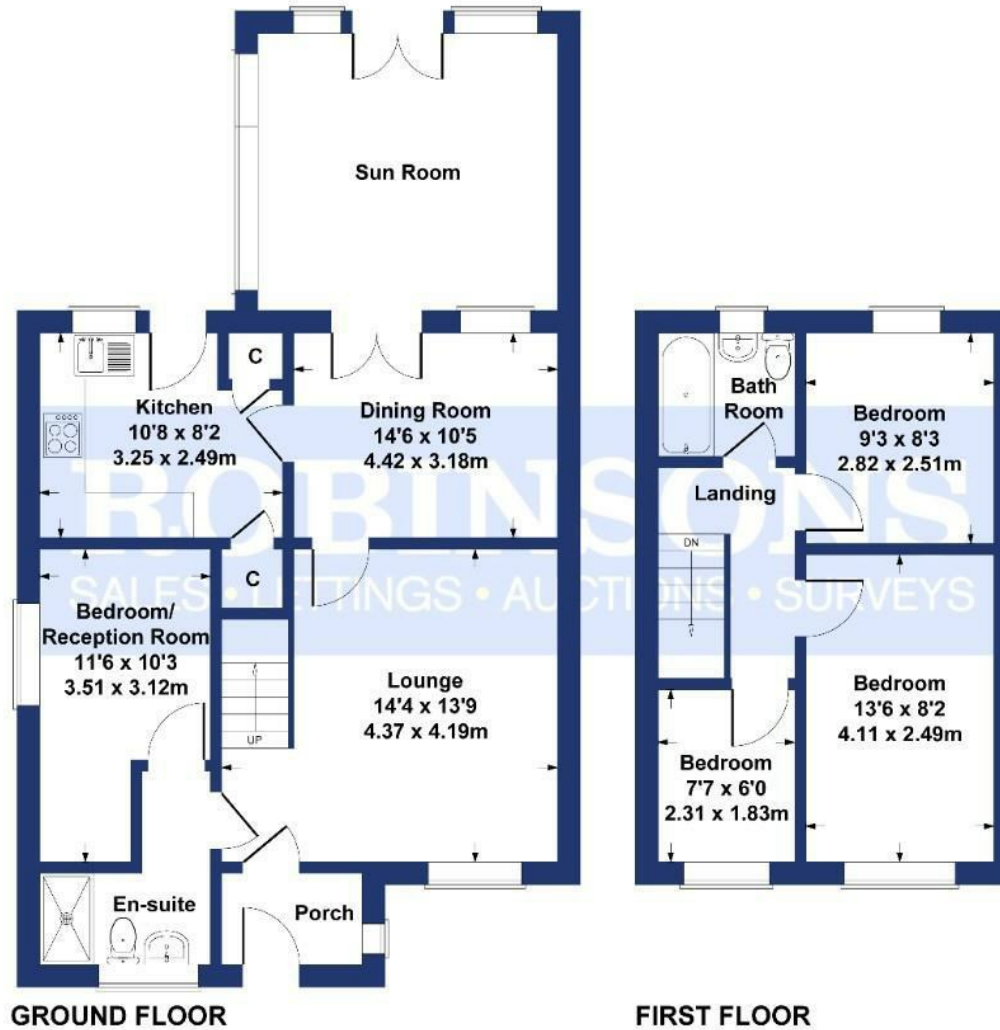
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Carisbrooke Crescent , Etherleg Dene , Bishop Auckland

Approximate Gross Internal Area
936 sq ft - 87 sq m
(Excluding Sun Room)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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	

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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