Woodhouse Lane, Bishop Auckland, DL14 6JY
2 Bed - House - End Terrace
£105,000

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NO ONWARD CHAIN

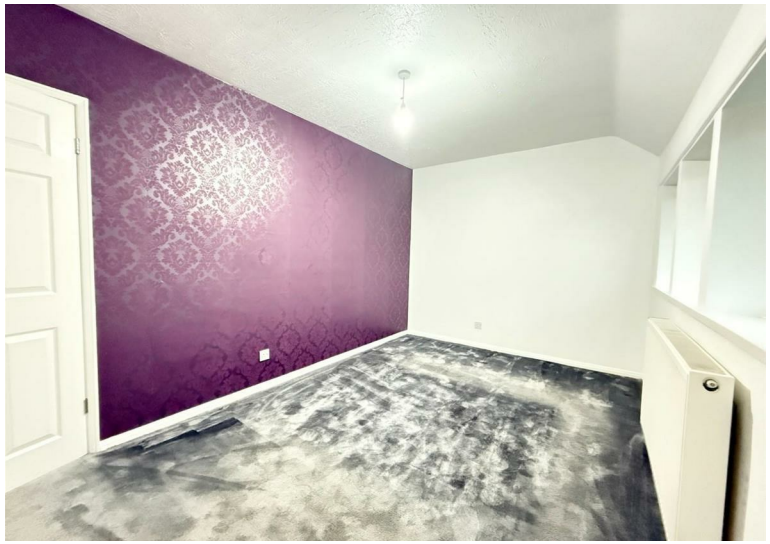
Welcome to this end terrace house located on Woodhouse Lane in the popular area of Bishop Auckland. This delightful property, offered with no onward chain, presents an excellent opportunity for small families, couples, first-time buyers, or individuals seeking a peaceful retreat.

The house boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The thoughtfully designed interior features a spacious reception room, perfect for unwinding or entertaining guests. The modern kitchen is both functional and stylish, catering to all your culinary needs.

One of the standout features of this home is the lovely front and rear gardens, which offer a wonderful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The south-facing garden is particularly appealing, allowing for plenty of sunlight, making it an ideal spot for summer barbecues or enjoying a quiet morning coffee. Additionally, the property includes a shed with electricity and boarding, providing extra storage or a potential workshop.

Convenience is key, as this residence comes with a parking space at the rear, ensuring easy access. The location is superb, with local amenities just a stone's throw away. Residents will appreciate the proximity to shops, the town centre, and Tindale retail park, as well as nearby schools and recreational facilities.

This property is more than just a house; it is a place where you can create lasting memories. With its modern features, inviting atmosphere, and prime location, this end terrace house on Woodhouse Lane is a must-see for anyone looking to settle in Bishop Auckland. Don't miss the chance to make this delightful home your own.



GROUND FLOOR

Lounge/Diner
19'8" x 11'3" (6.013 x 3.451)

Kitchen
9'6" x 7'10" (2.907 x 2.407)

FIRST FLOOR

LANDING

Bedroom one
14'10" x 9'0" (4.531 x 2.750)

Bedroom two
9'10" x 8'4" (3.001 x 2.554)

Bathroom

EXTERNAL

AGENT NOTES

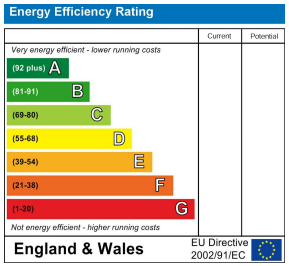
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Tenure: Freehold

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 – 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.

120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

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