

**Woodhouse Lane, DL14 6JY**
**2 Bed - House - Semi-Detached**
**£115,000**

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# Woodhouse Lane
# , DL14 6JY







* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN, this attractive two double bedroom semi-detached house, occupying a generous plot with enclosed gardens and off-road parking. The property is likely to appeal to a variety of purchasers, including first-time buyers, buy-to-let investors or those simply seeking a well-presented home with excellent outdoor space. The property benefits from gas central heating and UPVC double glazing throughout as well as an attractive re-fitted kitchen with integral appliances.

The internal accommodation briefly comprises an entrance hallway leading through to a spacious open-plan reception room, featuring a window overlooking the front aspect and French doors opening onto the rear garden. There is ample space for both comfortable seating and dining furniture, creating a versatile living and entertaining space. The beautifully refitted kitchen is fitted with a contemporary range of wall, base and drawer units, complemented by a selection of integrated appliances.

To the first floor are two well-proportioned double bedrooms, with the main bedroom being particularly spacious and benefiting from built-in storage. The accommodation is completed by a family bathroom fitted with a large corner bath and shower over.

Externally, the property enjoys an enclosed front garden, predominantly laid to lawn. To the rear is a particularly generous garden, featuring a timber garden room with an electric supply, offering excellent versatility for use as a home office, hobby room or additional entertaining space. The garden is further enhanced by an artificial lawn and paved patio areas, providing plenty of space for outdoor relaxation. Beyond the rear garden is a hardstanding area offering additional off-road parking.























## Location

Woodhouse Lane is conveniently positioned within close proximity to a range of local shopping amenities, healthcare facilities, primary and secondary schooling, together with excellent transport links.

Internal viewing is highly recommended to fully appreciate the accommodation, generous plot and outdoor space on offer. Contact Robinsons today for further information or to arrange your viewing.

## Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748.10 p.a
Tenure: Freehold

Property Construction – Non 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

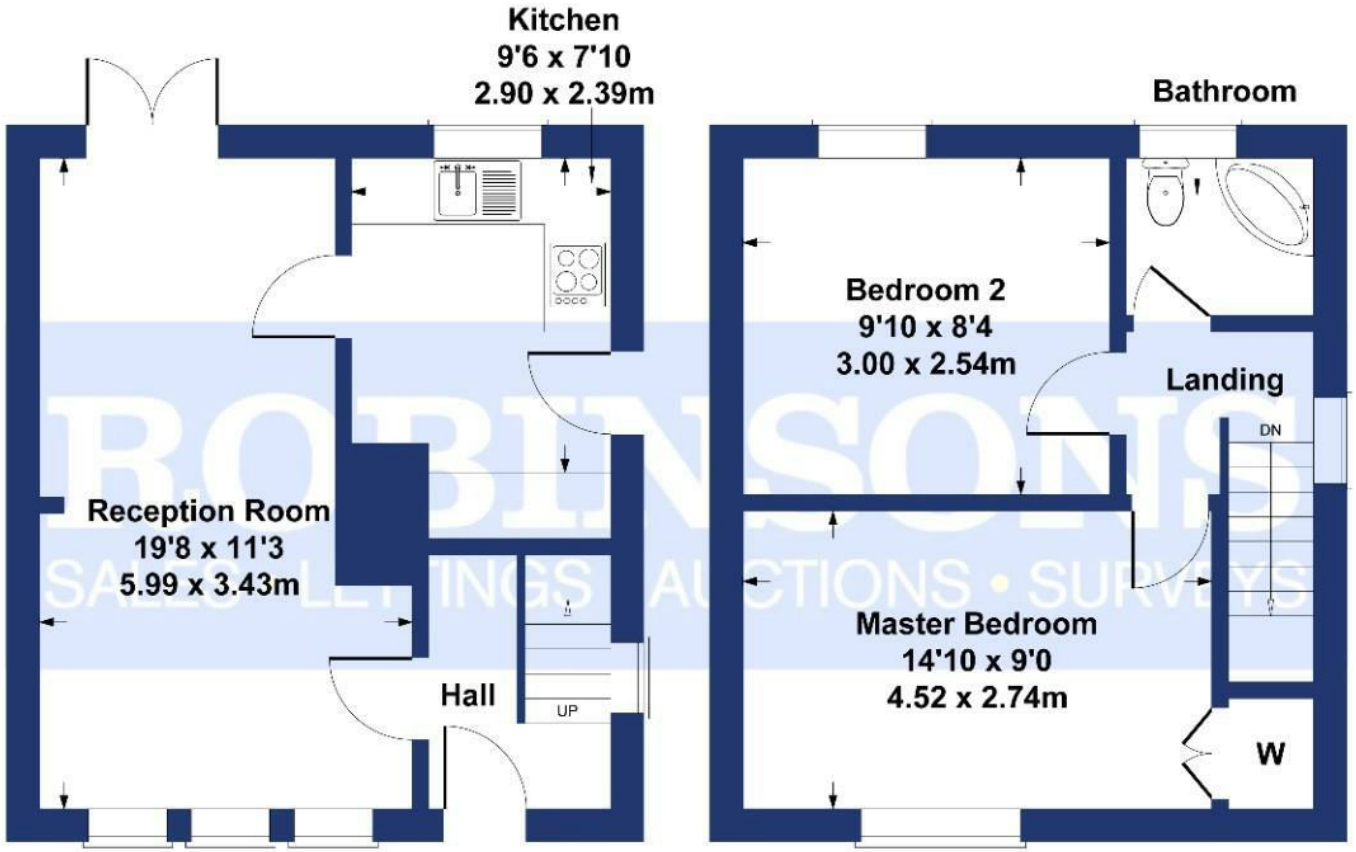
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – 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 . 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Woodhouse Lane Bishop Auckland

**Approximate Gross Internal Area**
**679 sq ft - 63 sq m**

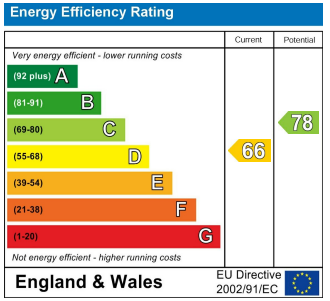



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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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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