



Magnolia Way, DL4 2AH
2 Bed - House - Semi-Detached
£85,000

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Magnolia Way , DL4 2AH

Robinsons have the pleasure of offering to the sales market this well presented and extended two double bedroom home. The house offers spacious accommodation throughout with a sun room extension to the ground floor which over looks the large rear garden.

Other features include UPVC double glazed windows, gas combination boiler which was fitted approximately two years ago, ground floor WC.

The internal accommodation comprises; entrance hallway, lounge with window to the front aspect. Kitchen which is fitted with a range of wall, base and drawer units with integrated hob, oven and extractor hood, dishwasher and space for washing machine and fridge/freezer. Sun room with vaulted double glazed roof and French doors leading to the garden, concluding the ground floor there is a useful WC.

To the first floor there are two well-proportioned bedrooms, the main having a good sized walk-in wardrobe. Family bathroom with three piece suite including shower over bath.

Outside there is a enclosed garden to the front which has been designed for easy maintenance. At the rear there is a large enclosed garden which is mainly laid to lawn with paved patio area.

Magnolia Way is well positioned in Shildon and is within close proximity to shopping amenities, schooling and bus links.

An internal viewing comes highly recommended.









Agent Notes

Council Tax: Durham County Council, Band A Approx. £1748.00

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

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 – Yes

Probate – N/A

Rights & Easements – not known

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 – No

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

Accessibility/Adaptations – sun room rear

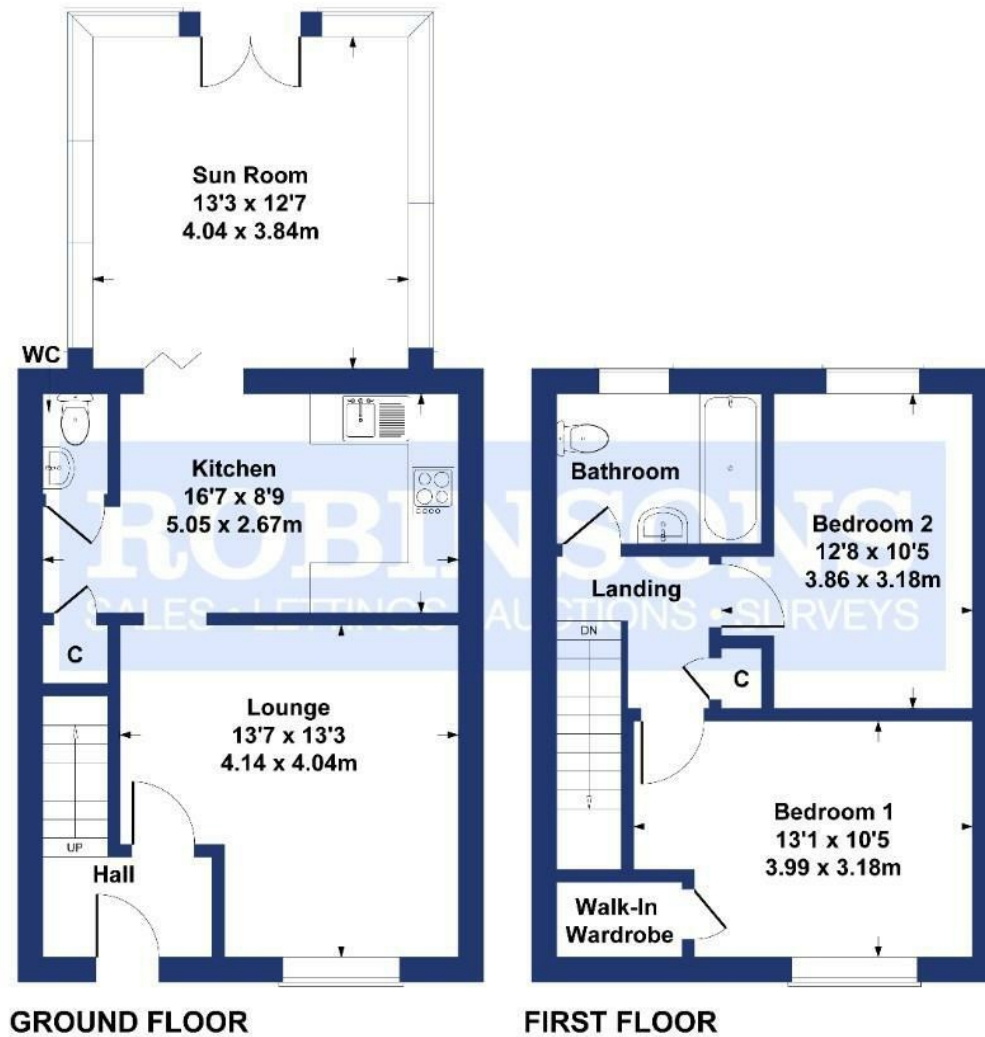
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Magnolia Way Sildon


Approximate Gross Internal Area
926 sq ft - 86 sq m



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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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