



Toad Pool, West Auckland, DL14 9LB  
2 Bed - House - Terraced  
£135,000

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Located in the charming area of Toad Pool, on the outskirts of West Auckland, this well presented two-bedroom stone-built cottage offers a delightful blend of comfort and convenience. Spanning 904 square feet, the property is well-presented and boasts an inviting atmosphere, making it an ideal home for individuals or small families.

Upon entering, you will find a spacious living room that flows seamlessly into a well-equipped kitchen/diner, perfect for both entertaining guests and enjoying family meals. The first floor features a generously sized master bedroom, a second bedroom, and a family bathroom, providing ample space for relaxation and privacy.

One of the standout features of this property is the enclosed rear garden, which has been thoughtfully landscaped to create a tranquil outdoor space for leisure and enjoyment. The beautiful outlook to the front enhances the overall appeal of the cottage, making it a lovely place to call home.

Conveniently located, this property is just a short distance from Bishop Auckland and Tindale's Retail Park, where you will find a wide array of amenities including healthcare services, supermarkets, high street stores, restaurants, and pubs. Families will appreciate the proximity to both primary and secondary schools, ensuring that educational needs are well catered for.

Additionally, Bishop Auckland boasts an extensive public transport system, providing easy access to neighbouring towns and villages, as well as further afield destinations such as Darlington, Durham, Newcastle, and York. With parking available, this terraced house is not only a charming residence but also a practical choice for those seeking a well-connected lifestyle. This property truly represents a wonderful opportunity to enjoy the best of both rural and urban living.



## GROUND FLOOR

### Lounge

15'1" x 13'1" (4.62 x 4.00)

### Kitchen/Dining Room

17'1" x 10'2" (5.23 x 3.1)

## FIRST FLOOR

### Landing

### Bedroom 1

15'1" x 15'1" (4.62 x 4.6)

### Bedroom 2

10'4" x 10'2" (3.16 x 3.1)

### Bathroom

## EXTERNAL

## AGENTS NOTES

Council Tax: Durham County Council, Band B (1984)

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

EPC- D

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 – None 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 – Check with seller

Planning Permission – None

Accessibility/Adaptations – Dropped kerb and driveway

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.





# Toad Pool

Approximate Gross Internal Area  
850 sq ft - 79 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.