

Constantine Road, North Bitchburn, DL15 8AG
4 Bed - House - Mid Terrace
Starting Bid £215,000

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Constantine Road
North Bitchburn, DL15 8AG







* NO FORWARD CHAIN *

For sale by modern auction, guide price £215,000, plus reservation fee.

Robinsons are delighted to offer to the sales market this impressive double-fronted terraced home, offering spacious and versatile accommodation set across three floors, making it an ideal family residence. Boasting three reception rooms, the property provides flexible living space perfectly suited to modern family life. The home benefits from a combination of solid fuel heating and electric radiators, together with double-glazed windows.

One of the standout features of this charming property is the balcony to the rear, enjoying far-reaching countryside views. The balcony can be accessed directly from one of the first-floor bedrooms, as well as via steps leading up from the rear garden.

The internal accommodation briefly comprises an entrance hallway, a spacious lounge with a window to the front aspect and patio doors opening onto the garden, a second reception room featuring a solid fuel stove, and a well-appointed kitchen fitted with a range of quality wall, base and drawer units with integral dishwasher and washing machine and space for fridge/freezer. A third reception room, ideal as a dining room, also provides access to the rear garden.

To the first floor are three well-proportioned bedrooms and a generous family bathroom fitted with a four-piece suite. One of the bedrooms benefits from direct access to the balcony and also includes a shower cubicle, while the main bedroom has a range of fitted wardrobes.

From the first-floor landing, a staircase leads to the second floor where there is a further bedroom enjoying stunning countryside views and a range of fitted wardrobes and storage.

Externally, the property features a pleasant rear garden, well established with attractive flower beds, a lawned area, and a seating area, creating an ideal space for outdoor relaxation and entertaining.

























Agent Notes
Council Tax: Durham County Council, Band B £2039.00
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - None
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Solid fuel and electric radiators
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, 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 – No
Planning Permission – Nothing in the local area to affect this property that we are aware of. 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.

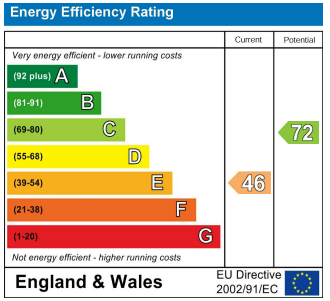
Modern Auction
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





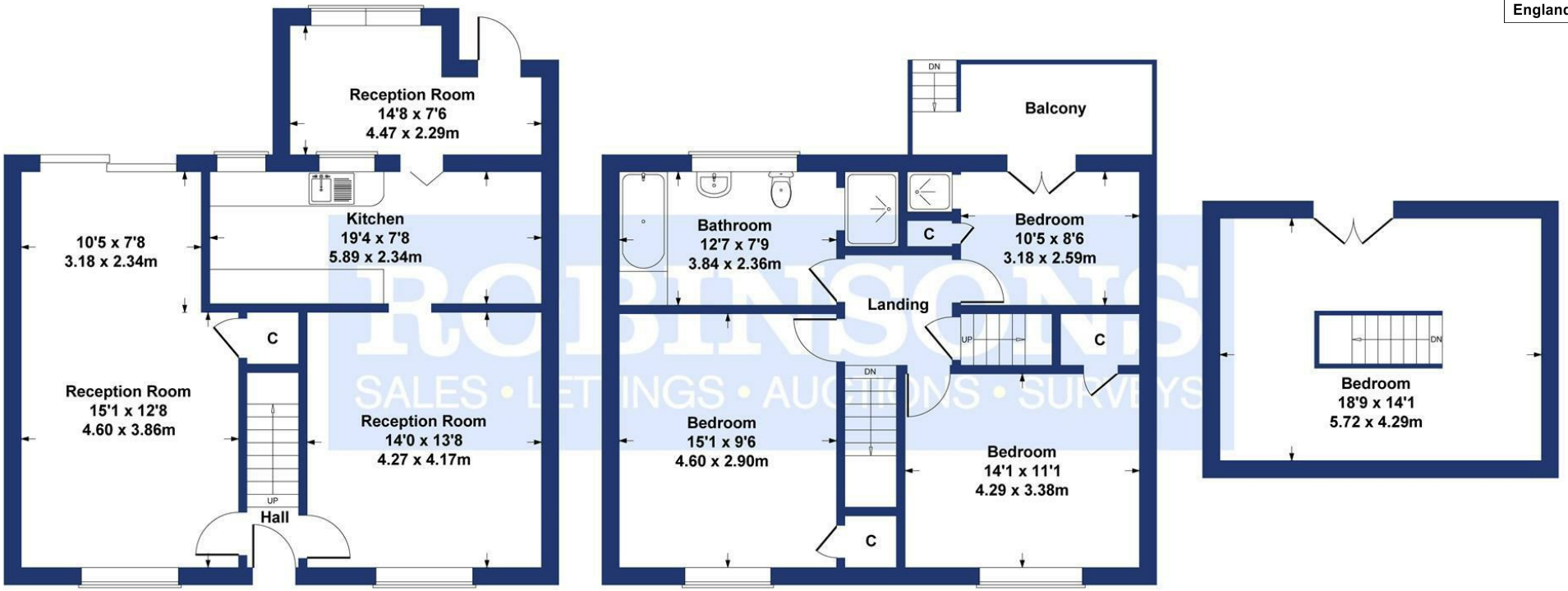






Constantine Road North Bitchburn

Approximate Gross Internal Area
1767 sq ft - 164 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND 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.

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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