



**Bank Top, Bishop Middleham, DL17 9AW**  
**2 Bed - House - Semi-Detached**  
**£134,950**

**ROBINSONS**  
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Nestled beautifully within the heart of Bishop Middleham; we are thrilled to offer to the market with no onward chain, this stunning semi detached house with two bedrooms on Bank Top. This well proportioned home is full of character, has been exceptionally well maintained & is the ideal home for first time buyers/young families or those looking to downsize. Having easy access to all of the immediate amenities offered within this popular, semi rural location, the property is within a short drive into the neighbouring village of Sedgfield, has easy access to all of the major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this lovely residence comprises: Welcoming entrance lobby with stairs to the first floor, the spectacular sized lounge (measuring 14ft x 14ft approximately) is flooded with natural light & enjoys views to the front elevation, separate dining room & a lovely kitchen with a range of fitted wall & base units & access door to rear. The first floor landing enjoys two good sized bedrooms; the master bedroom having its own wardrobe area & family bathroom with white three piece suite. Externally, there is a remarkable sized, enclosed garden to the rear with an additional driveway providing parking beyond the garden itself. We highly encourage thorough internal inspection in order to fully appreciate the style, layout, standard & 'homely feel' of this well proportioned property for sale.

EPC Rating: TBC  
Council Tax Band: A  
FREEHOLD

#### **ENTRANCE LOBBY**

#### **LOUNGE**

14'11 x 14'6 (4.55m x 4.42m)

#### **DINING ROOM**

14'8 x 9'4 (4.47m x 2.84m)

#### **KITCHEN**

9'5 x 9'0 (2.87m x 2.74m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

15'2 x 11'3 (4.62m x 3.43m)

#### **BEDROOM TWO**

9'5 x 9'1 (2.87m x 2.77m)

#### **BATHROOM**

6'2 x 5'7 (1.88m x 1.70m)

#### **EXTERNALLY**

#### **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.

#### **COMPLIANCE**

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.



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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   | 85                      |
| (69-80) C                                   |                         |
| (55-68) D                                   | 62                      |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

## DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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.



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