



Irvin Avenue, Bishop Auckland, DL14 6QG  
2 Bed - House - Mid Terrace  
£125,000

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## Irvin Avenue Bishop Auckland, DL14 6QG

Nestled on the picturesque Irvin Avenue in the charming town of Bishop Auckland, this delightful family home presents an excellent opportunity for prospective buyers. Recently improved, this property is ready for you to move in and make it your own.

As you step inside, you are welcomed by a spacious hallway that leads to a generous living and dining room. This inviting area features patio doors that open into a bright and airy conservatory, creating a seamless connection between indoor and outdoor living spaces. The modern shaker-style kitchen has been fully refurbished, boasting an integrated fridge freezer, oven, and hob, complemented by a stylish extractor and tasteful tiled splashbacks.

The first floor comprises two well-proportioned double bedrooms, each offering ample space for relaxation and rest. Both rooms benefit from fitted wardrobes, providing convenient storage solutions. A conveniently located bathroom on this level adds to the practicality of the home.

Irvin Avenue is situated in a mature residential area, just a short distance from the bustling Bishop Auckland town centre, Tindale retail park, and local schools. This property is an ideal choice for first-time buyers or families seeking a home with ample space to grow.

Do not miss the opportunity to view this lovely home that perfectly balances modern living with a welcoming atmosphere. It is a true gem in a desirable location, ready for you to create lasting memories.



















## GROUND FLOOR

### Entrance Hall

### Lounge

19'8" x 10'5" maximum (6.00 x 3.18 maximum )

### Conservatory

9'8" x 8'3" (2.95 x 2.52 )

### Kitchen

11'7" x 6'3" (3.55 x 1.91)

## FIRST FLOOR

### Landing

### Bedroom 1

14'9" x 8'8" (4.52 x 2.65)

### Bedroom 2

10'10" x 10'2" (3.32 x 3.10 )

### Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

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 (not metered)

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 to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – n/a

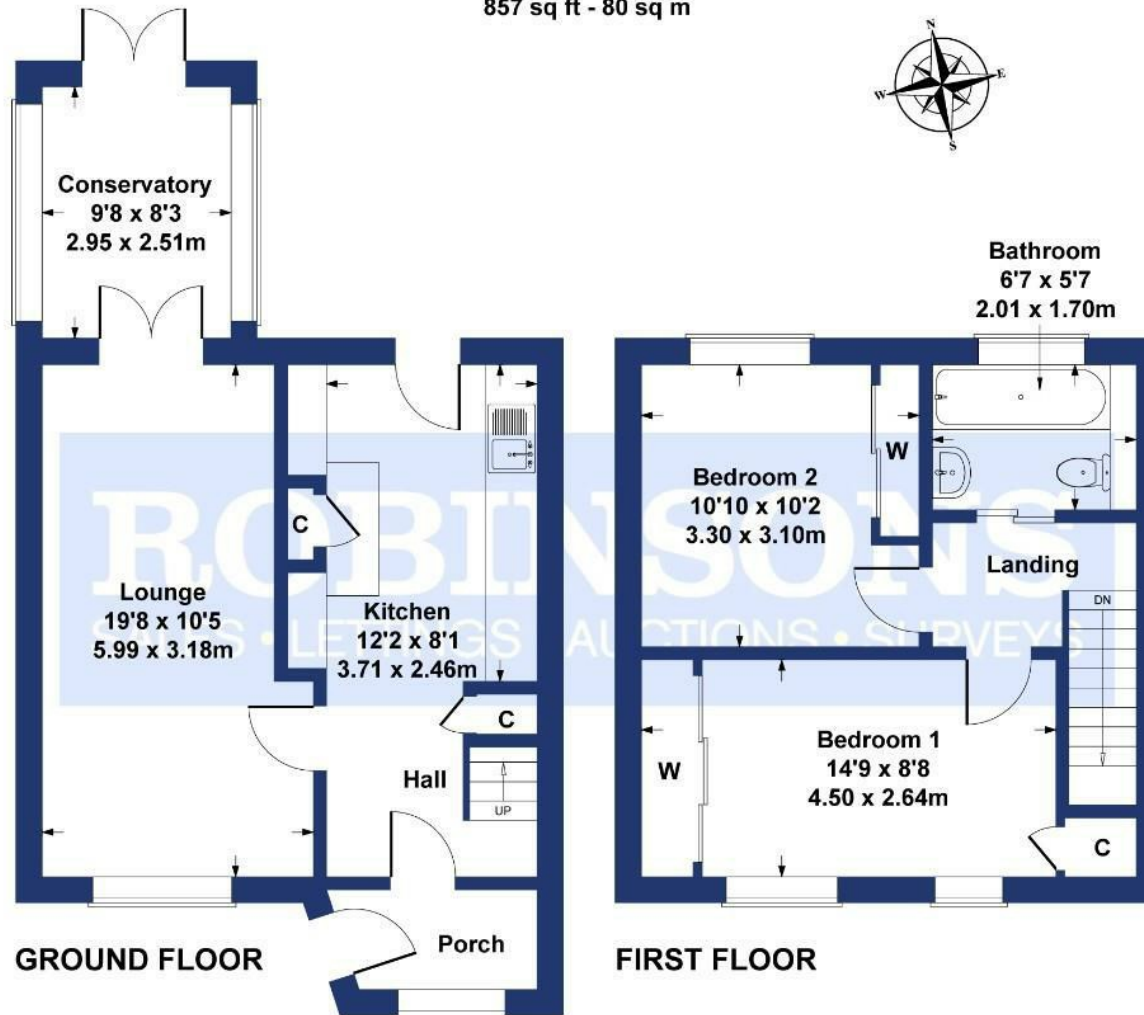
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

# Irvin Avenue

Approximate Gross Internal Area  
857 sq ft - 80 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. 2025

| Energy Efficiency Rating                    |  | Current                    | Potential                                                                           |
|---------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                     |
| (92 plus) <b>A</b>                          |  |                            | <b>82</b>                                                                           |
| (81-91) <b>B</b>                            |  |                            |                                                                                     |
| (69-80) <b>C</b>                            |  | <b>70</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |  |                            |                                                                                     |
| (39-54) <b>E</b>                            |  |                            |                                                                                     |
| (21-38) <b>F</b>                            |  |                            |                                                                                     |
| (1-20) <b>G</b>                             |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>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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