Harthope Grove, Bishop Auckland, DL14 0SQ

3 Bed - House - Mid Terrace

£69,995

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Nestled in the popular Harthope Grove, Bishop Auckland, this charming mid-terrace house offers a wonderful opportunity for first-time buyers and young families alike. Built in 1981, this well-proportioned property spans approximately 850 square feet and features three spacious bedrooms, a comfortable reception room, and a well-appointed bathroom.

The home is situated on a quiet and popular street, making it an ideal choice for those seeking a peaceful residential area. With no onward chain, prospective buyers can move in swiftly and begin to personalise their new home. The property boasts delightful gardens to both the front and rear, with the rear garden being particularly noteworthy. It is generously sized, providing a private space perfect for children to play, outdoor dining, or even future landscaping projects. Additionally, a rear garage offers valuable off-road parking and extra storage, a rare find in this locality.

Inside, the layout is both practical and inviting, with ample room sizes throughout. While some modernisation could enhance the property further, it presents an excellent canvas for buyers eager to add their own touch and increase its value over time.

Conveniently located near local schools, shops, and transport links, this home combines accessibility with potential, making it an attractive and affordable option in a highly sought-after area. Early viewing is strongly advised, as properties of this nature tend to attract significant interest. Don't miss your chance to secure this delightful home!

GROUND FLOOR

Entrance Lobby

Lounge
15'10" x 14'9" (4.85 x 4.51)

Kitchen/Dining Room
14'8" x 8'5" (4.49 x 2.59)

FIRST FLOOR

Landing

Bedroom 1
14'4" x 8'3" (4.37 x 2.53)

Bedroom 2
10'6" x 8'3" (3.22 x 2.53)

Bedroom 3
7'8" x 6'3" (2.36 x 1.91)

Bathroom

EXTERNAL

AGENTS NOTES
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Tenure: Leasehold (999 years from 01/03/78 - 951 years remaining)

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/yes/NA
Probate – being applied for
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 – 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 £42 (inc. VAT) per individual purchaser applies for carrying 0ut these checks.

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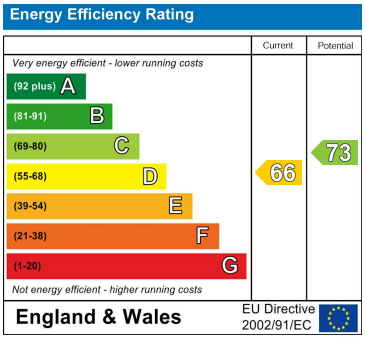

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RICS

ARLA Association of Residential Letting Agents

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