



**Linburn Drive, Bishop Auckland, DL14 0RG**  
**3 Bed - House - Detached**  
**£150,000**

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Robinsons Estate Agents are now in receipt of an offer for the sum of £145,000 for 18 Linburn Drive Bishop Auckland DL14 0RG. Anyone wishing to place an offer on this property should contact Robinsons Estate Agents, 120 Newgate Street Bishop Auckland DL14 7EH, telephone 01388458111 before exchange of contracts.

Sold with no onward chain, Robinsons offer to the market this 3 bedroom detached house situated on the ever popular Linburn Drive.

The property requires some updating but offers a large amount of potential.

The accommodation on offer briefly comprises: Entrance Hall, with stairs to the first floor, Lounge with picture window to the front and walk through to the Dining Room which has patio doors leading to the rear garden, Kitchen with wall and base units, and useful Utility Room to the ground floor. To the first floor there are three Bedrooms, two good sized doubles and a single, Bathroom and separate WC.

Externally there are gardens to the front and rear with driveway and single garage.

The property benefits from gas central heating and double glazing throughout.

## GROUND FLOOR

### Entrance Hall

### Lounge

13'5" x 11'6" (4.10 x 3.51)

### Dining Room

10'8" x 8'7" (3.26 x 2.63)

### Kitchen

10'8" x 8'9" (3.26 x 2.68)

### Utility

9'4" x 8'8" (2.87 x 2.66)

## FIRST FLOOR

### Landing

### Bedroom 1

12'9" x 11'7" (3.91 x 3.54)

### Bedroom 2

11'2" x 8'7" (3.42 x 2.62)

### Bedroom 3

9'9" x 7'7" (2.98 x 2.32)

### Bathroom

### Separate WC

### External

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 2Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C £2161

Energy Rating: E

**Disclaimer:** The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (91-100)	A	
(81-90)	B	
(71-80)	C	
(61-70)	D	
(51-60)	E	
(41-50)	F	
(1-40)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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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