



Leazes Lane, St Helen, Auckland, DL14 9DX  
2 Bed - House - Terraced  
£90,000

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Located in St Helen Auckland, we are pleased to present this two-bedroom mid-link house on Leazes Lane. This property is ideally suited for first-time buyers / investors seeking a comfortable and modern home.

Whilst needing some refurbishing, the residence is part of a contemporary residential development, offering a welcoming environment for families and individuals alike. Upon entering, you will find an entrance hallway that leads to a convenient cloakroom/WC, perfect for guests. The spacious lounge provides a lovely space for relaxation and entertaining, while the modern fitted kitchen is designed for both functionality and style, making meal preparation a pleasure.

The two well-proportioned bedrooms offer ample space for rest and personalisation, and the recently fitted modern white bathroom suite adds a touch of elegance to the home. The property is enhanced by UPVC double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Externally, the house boasts gardens to the front and rear providing a pleasant outdoor space, while parking is conveniently located to the rear. The location is particularly advantageous, with easy access to local amenities in both St Helen Auckland and West Auckland. Furthermore, the bustling town centre of Bishop Auckland is just a short ten to fifteen-minute drive away, offering a wider range of shops, services, and recreational facilities.

In summary, this property presents an excellent opportunity for those looking to step onto the property ladder in a desirable area. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.

#### GROUND FLOOR

##### Lounge

14'3" x 11'2" (4.36 x 3.42)

##### Kitchen/Dining Room

14'3" x 9'0" (4.36 x 2.75)

##### WC

#### FIRST FLOOR

##### Landing

##### Bedroom 1

14'6" x 7'10" (4.42 x 2.39)

##### Bedroom 2

10'7" x 7'10" (3.25 x 2.39)

##### Bathroom

#### EXTERNAL

#### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

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

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

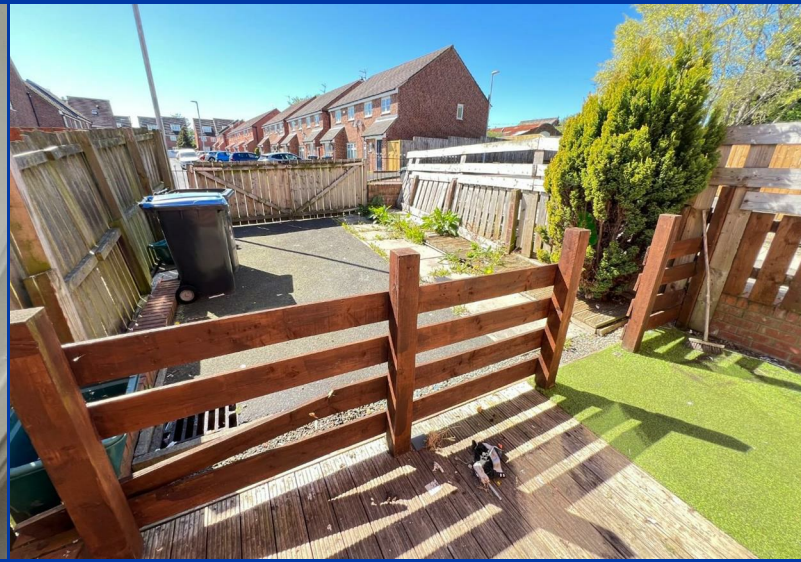
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None

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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	94
(81-91) <b>B</b>	
(69-80) <b>C</b>	79
(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	
England & Wales	EU Directive 2002/91/EC

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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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