Woodhouse Lane, DL14 6JX

2 Bed - House - Mid Terrace

£105,000

ROBINSONS

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Robinsons have the pleasure of offering to the sales market this beautifully presented two-bedroom home, featuring two reception rooms and benefiting from a recently re-fitted kitchen and bathroom. The property presents an excellent opportunity for a variety of buyers, including first-time purchasers, small families and those looking for a lovely home in a convenient and well-connected location.

The property is warmed by gas central heating and benefits from UPVC double glazing.

The internal accommodation comprises an entrance hallway, a welcoming lounge with bay window overlooking the front garden, and a second reception room which would make an ideal dining room or additional sitting room. The kitchen has been recently re-fitted and features a modern range of wall, base and drawer units, together with an integrated hob and oven, fridge/freezer and space for a washing machine and tumble dryer.

To the first floor are two well-proportioned double bedrooms and a beautifully re-fitted shower room, complete with a walk-in shower enclosure, wash hand basin and WC, complemented by attractive fixtures and fittings.

Externally, the property enjoys a low-maintenance garden to the front, while to the rear is a good-sized enclosed yard with access to the rear lane.

Woodhouse Lane is conveniently situated within close proximity of a range of local amenities, including shops, healthcare facilities, schools and regular bus links, making it an ideal location for a variety of purchasers.

Contact Robinsons today for further information and to arrange an internal viewing.

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1,748 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
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 – yes
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 . 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks

OUR SERVICES

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Surveys and EPCs

Property Auctions

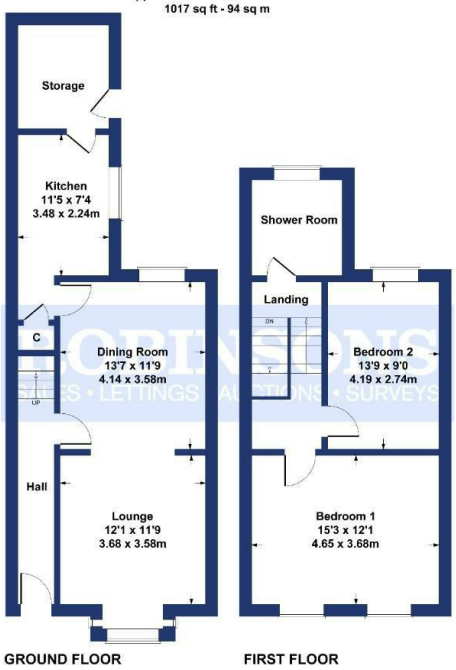
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Woodhouse Lane Bishop Auckland

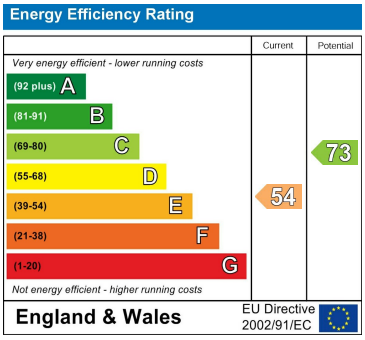
Approximate Gross Internal Area
1017 sq ft - 94 sq m



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. 2026



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T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
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E: info@robinsonsdurham.co.uk

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E: info@robinsonscls.co.uk

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DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

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Royal Corner
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T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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