



West Auckland Road, Shildon, DL4 1PY  
2 Bed - Bungalow - Semi Detached  
£235,000

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# West Auckland Road Shildon, DL4 1PY

Robinsons are delighted to bring to the market, with no forward chain, this beautifully presented two-bedroom semi-detached bungalow. Surprisingly spacious throughout, the property has been thoughtfully extended and adapted to create a warm, welcoming, and exceptionally comfortable home. It is heated by a gas combination boiler fitted in August 2025 and benefits from UPVC double glazing and high-quality fixtures and fittings.

The accommodation includes a bright and inviting entrance hallway with generous built-in storage, two double bedrooms - one with fitted wardrobes and the other featuring a convenient en-suite shower room - and a well-proportioned five-piece bathroom offering a bath, separate shower enclosure, dual wash basins, and WC.

The impressive open-plan kitchen/dining room is extensively fitted with a modern range of wall, base, and drawer units, along with integrated appliances including a fridge/freezer, oven and hob, dishwasher, and washing machine. There is ample space for a dining table, making it a superb area for everyday living.

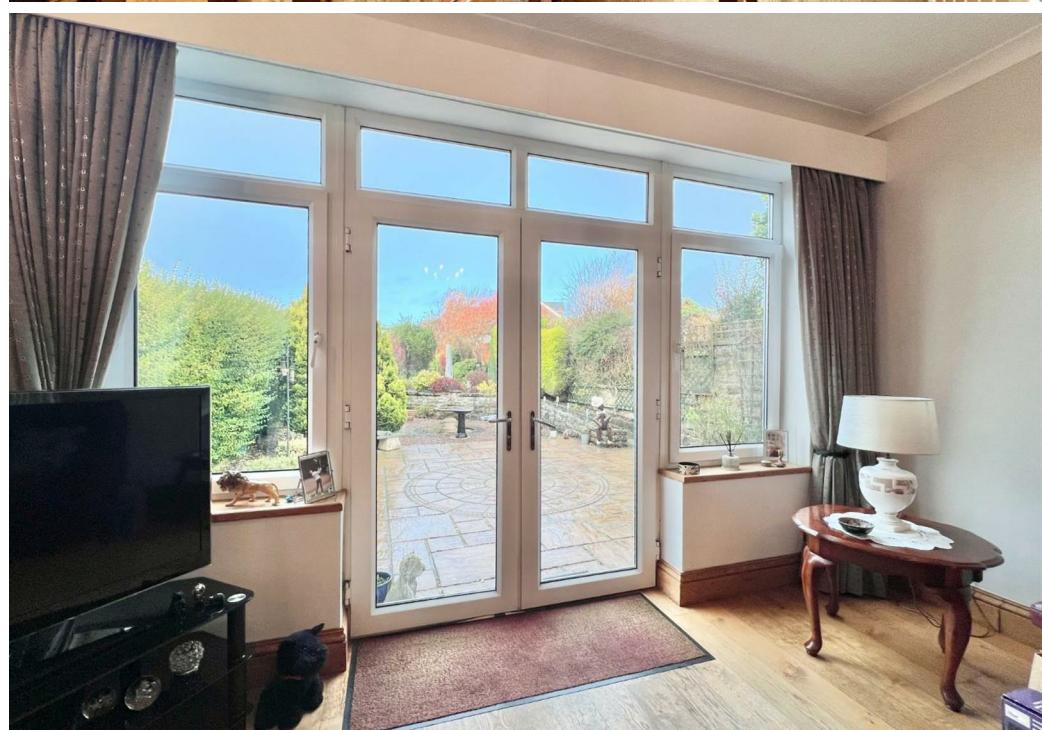
To the rear sits a spacious open-plan lounge/dining room, offering plenty of room for both seating and dining furniture. This lovely reception space enjoys views over the garden, with French doors leading directly outside.

Externally, the property features a driveway to the front providing parking for two vehicles. The enclosed rear garden is attractively landscaped with mature shrubs, well-kept borders, a lawned area, patio space, and a timber summer house.

Ideally positioned on the outskirts of Shildon, the bungalow is just a short walk from a bus stop and is conveniently located close to a wide range of amenities, including Bishop Auckland Retail Park.

For further information or to arrange your internal viewing, please contact Robinsons.













#### Agent Notes

Council Tax: Durham County Council, Band B £1984.00

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 – Communal septic tank

Sewerage – Mains

Heating – Gas Central Heating

EPC- tbc

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 – being applied for - yes

Rights & Easements – None known.

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 – TBC

Planning Permission – REF - 7/2009/0272/DM

Accessibility/Adaptations – Dropped kerb and driveway

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.



## West Auckland Road Shildon

Approximate Gross Internal Area

1168 sq ft - 109 sq m

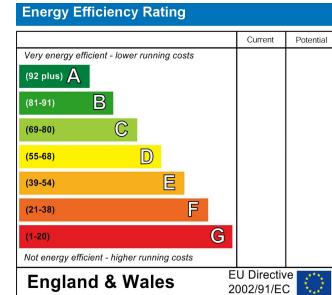


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### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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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