



Front Street, West Auckland, DL14 9HW
3 Bed - House - Terraced
£130,000

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Located in the village of West Auckland, this Grade II listed mid-terraced cottage on Front Street offers a unique opportunity for those seeking a spacious family home. With no onward chain, this property is ready for you to make it your own.

The cottage boasts two inviting reception rooms and useful cellar, perfect for entertaining or relaxing with family. The generous layout includes three spacious double bedrooms, providing ample space for everyone. While the property requires modernising, it presents a wonderful canvas for your personal touch and vision.

Outside, you will find an enclosed concrete yard with additional lawned garden, ideal for enjoying the fresh air or hosting summer gatherings. On-street parking is also available.

The location is particularly appealing, as it is just a short distance from local amenities, including a primary school, convenience stores, and various shops. For more extensive shopping and dining options, Tindale Retail Park and the bustling town centre of Bishop Auckland are nearby, offering supermarkets, restaurants, and a mix of high street and independent retailers.

Commuters will appreciate the regular bus service and the proximity to the A68 and A688, making travel to surrounding areas straightforward. This property is a fantastic opportunity for those looking to settle in a peaceful village while still being close to essential services and transport links. Don't miss your chance to view this charming home.



GROUND FLOOR

Lobby

Entrance Hall

Lounge

16'4" x 15'9" (4.98 x 4.82)

Dining Room

17'0" x 10'2" maximum (5.20 x 3.12 maximum)

Kitchen

8'10" x 8'9" (2.71 x 2.67)

FIRST FLOOR

Bedroom 1

16'4" x 9'3" (4.99 x 2.83)

Bedroom 2

13'10" x 10'2" (4.23 x 3.11)

Bedroom 3

12'6" x 8'5" (3.82 x 2.58)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 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 (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 – Grade II listed, covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

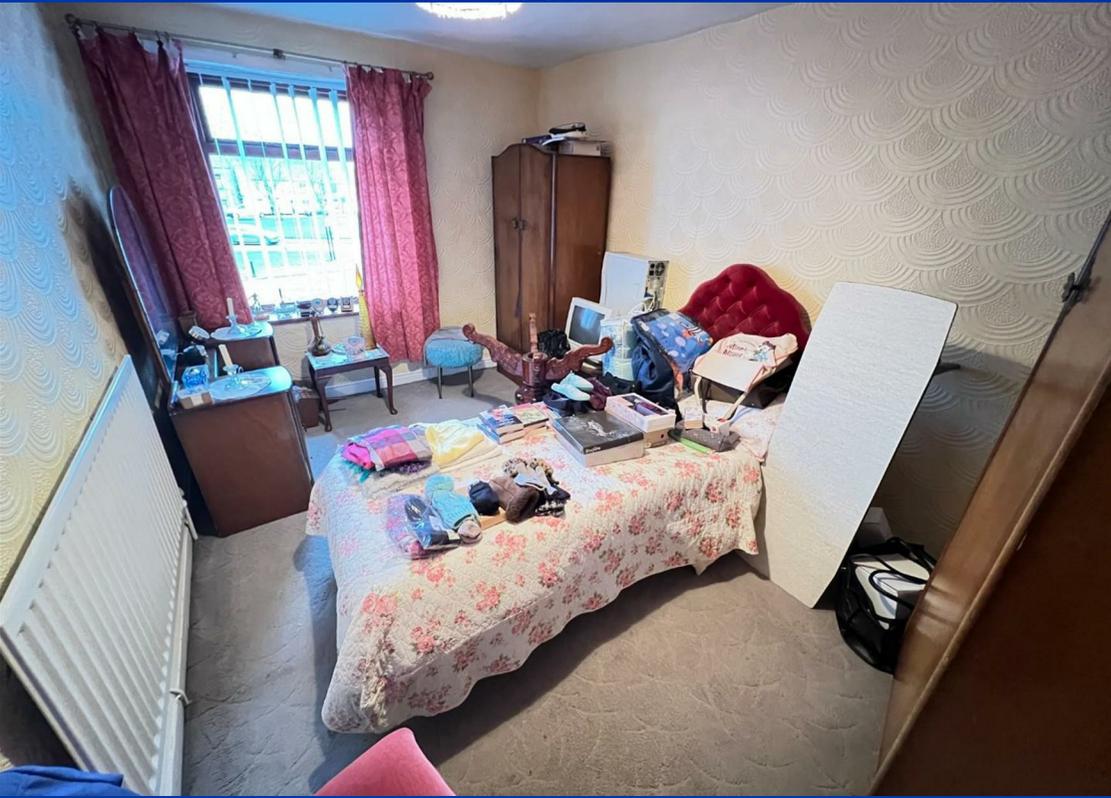
Planning Permission – Nothing in the local area to affect this property that we are aware of.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.