



Ullswater Avenue, West Auckland, DL14 9LS  
3 Bed - House - Semi-Detached  
£165,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## Ullswater Avenue West Auckland, DL14 9LS

Welcome to Ullswater Avenue, a charming property located in the heart of West Auckland. This delightful house boasts two reception rooms and three well proportioned bedrooms making it the perfect place to call home.

Situated on a large corner plot, this property offers ample space both inside and out. The well-presented interior is sure to impress, with a warm and inviting atmosphere that is ideal for relaxing or entertaining guests.

Located in a popular residential area, Ullswater Avenue provides a peaceful and friendly neighbourhood for you to enjoy. Sold with no onward chain, this house is ready and waiting for you to make it your own.

In brief the accommodation on offer comprises: Entrance Hall, Lounge, Dining Room, Kitchen and Utility to the ground floor whilst to the first floor there are two double and one single bedroom, (the master bedroom and bedroom two having fitted robes and bedroom three a storage cupboard), bathroom and separate WC. Externally the property sits on large corner plot with lawned gardens to the front, side and rear and with rear paved patio and greenhouse. A double driveway to the front allows parking for 2 cars and leads to an attached single garage.

Don't miss out on the opportunity to own this lovely home in a sought-after location. Contact us today to arrange a viewing and start envisioning your future in this wonderful property.











## GROUND FLOOR

### Entrance Hall

### Lounge

11'8" x 11'6" (3.58 x 3.53)

### Dining Room

10'7" x 8'9" (3.24 x 2.69)

### Kitchen

10'7" x 8'10" (3.24 x 2.70)

### Utility

8'8" x 7'11" (2.65 x 2.42)

## FIRST FLOOR

### Landing

### Bedroom 1

11'8" x 8'4" (3.58 x 2.56)

### Bedroom 2

11'6"v x 10'10" (3.52v x 3.32)

### Bedroom 3

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 18Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1891Min)

Energy Rating: TBC

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.

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

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.



120 Newgate Street, Bishop Auckland, DL14 7EH  
Tel: 01388 458111  
info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk

