



Silver Street, DL14 7NY
2 Bed - Flat
£95,000

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Robinsons are delighted to offer to the sales market this beautifully presented two-bedroom first floor flat, ideally situated within Bishop Auckland town centre and benefiting from an allocated parking space.

Finished to a high standard throughout, the property features a modern fitted kitchen and bathroom, contemporary décor and flooring, and is warmed by gas central heating, making it an ideal purchase for first-time buyers, professionals or investors alike.

The accommodation briefly comprises a ground floor entrance vestibule with staircase leading to the first-floor landing. The spacious reception room provides ample space for comfortable seating and enjoys a window to the front aspect. The modern kitchen is fitted with a range of wall, base and drawer units, incorporating an integral hob, oven and extractor hood, with additional space for a washing machine, fridge/freezer and dining table.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. Completing the accommodation is a stylish bathroom fitted with a contemporary three-piece suite, including a panelled bath with shower over.

Externally, the property benefits from an allocated parking space to the front.

Silver Street is a pleasant residential cul-de-sac in the heart of Bishop Auckland town centre and has secure gated entry and landscaped communal gardens with pleasant seating and outdoor dining areas. It is conveniently positioned within walking distance of a wide range of shops, restaurants, leisure facilities and everyday amenities.

Early viewing is highly recommended to fully appreciate the quality and convenient location of this superb home. Contact Robinsons today for further information or to arrange an internal viewing.

AGENTS NOTES

Council Tax: Durham County Council, Band C Approx. £2331.00

Tenure: Leasehold - 999 years from 1 January 1997, lease end date 01 Jan 2996.

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

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 – No

Rights & Easements – not 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 – No

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

Accessibility/Adaptations – No

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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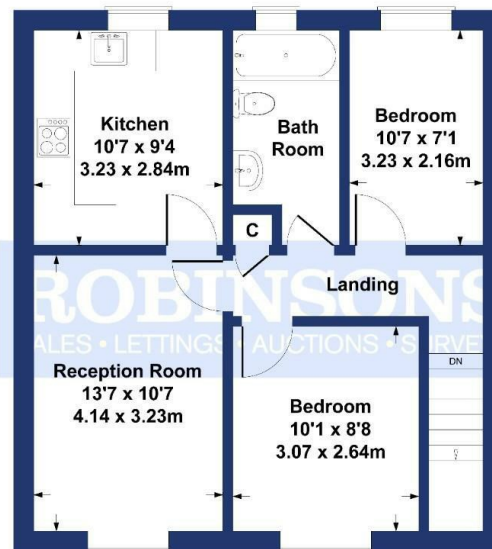
Strategic Marketing Plan

Dedicated Property Manager

Silver Street Bishop Auckland

Approximate Gross Internal Area

547 sq ft - 51 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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The Wynd

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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.



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