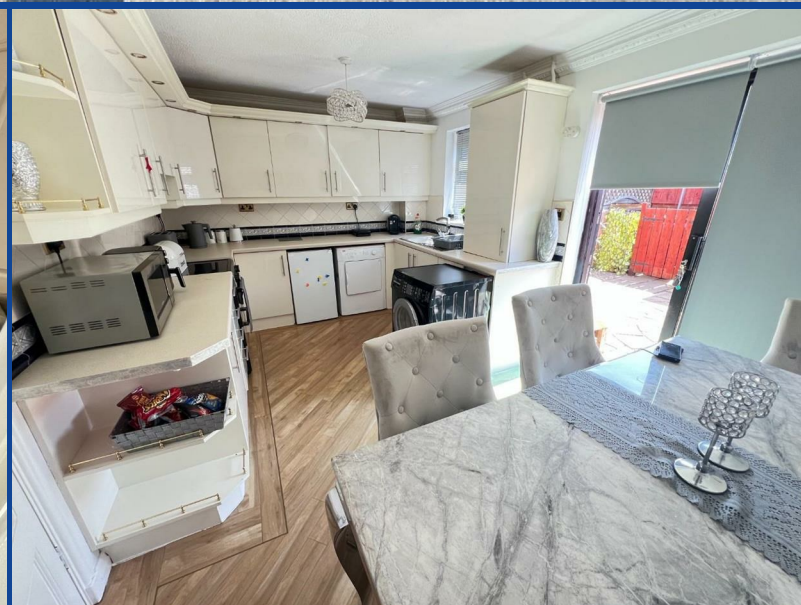




Holdforth Drive, Bishop Auckland, DL14  
6DG  
3 Bed - House - End Terrace  
Starting Bid £95,000

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\*\* For sale via the modern Method of Auction. Starting bids £95,000 Reservation fees apply\*\*

Located in the charming cul de sac of Holdforth Drive in Bishop Auckland, this modern end-terrace house presents an excellent opportunity for both first-time buyers and families alike. Boasting three well-proportioned bedrooms, this property is designed for comfortable living. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

The house is well presented throughout, featuring double glazing and gas central heating, ensuring a cosy atmosphere all year round. The low maintenance gardens to both the front and rear provide a delightful outdoor space without the burden of extensive upkeep, allowing you to enjoy your surroundings with ease.

Conveniently located, this property is just a stone's throw away from the town centre, where you will find a variety of shops, schools, and recreational facilities. This prime location makes it ideal for those who appreciate the convenience of urban living while still enjoying the tranquillity of a residential area.

Furthermore, this property is offered for sale with no onward chain, making the buying process straightforward and hassle-free. Whether you are looking to settle down or invest, this modern three-bedroom house on Holdforth Drive is a fantastic choice that combines comfort, convenience, and a welcoming community atmosphere. Don't miss the chance to make this lovely house your new home.

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

### Entrance Hall

#### Lounge

15'11" x 12'2" (4.87 x 3.71)

#### Kitchen/Dining Room

15'2" x 9'10" (4.63 x 3.01)

## FIRST FLOOR

### Landing

#### Bedroom 1

12'9" x 8'6" (3.89 x 2.60)

#### Bedroom 2

11'3" x 8'7" (3.43 x 2.63)

#### Bedroom 3

9'6" x 6'5" (2.91 x 1.96)

## Bathroom

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1984 Min)

Energy Rating: D

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 authorities. Robinsons cannot accept liability for any information provided.



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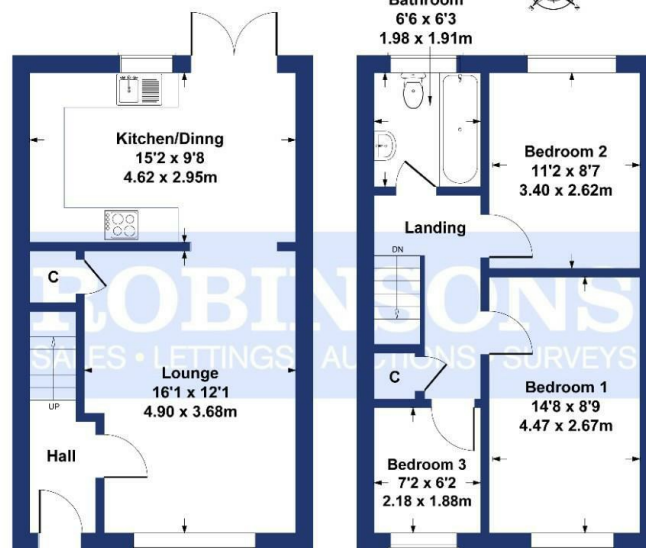
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Holdforth Drive

Approximate Gross Internal Area  
797 sq ft - 74 sq m



GROUND FLOOR

FIRST FLOOR

### 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

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>83</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>66</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

England & Wales

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### WYNYARD

The Wynd

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E: info@robinsonswynyrd.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 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.

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