

Hazel Grove, DL14 7RF
3 Bed - House - End Terrace
£130,000

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Hazel Grove
, DL14 7RF







*DRIVEWAY AND GARAGE *

Robinsons are delighted to bring to the sales market this charming three-bedroom end-terrace home, complete with enclosed gardens, driveway and single garage. Offering spacious and well-presented accommodation throughout, the property features two reception rooms and two generous double bedrooms, alongside a versatile single bedroom ideal as a home office, nursery or guest room.

The property benefits from gas central heating and UPVC double glazing throughout.

The internal accommodation briefly comprises an entrance hallway with useful understairs storage, which also houses the washing machine. There are two spacious reception rooms, perfectly suited as a lounge and dining room, with the front reception room enjoying a bay window to the front aspect, while the rear reception room features French doors opening onto the rear garden. The kitchen is fitted with a range of wall, base and drawer units, integrated appliances, and provides further access to the garden.

To the first floor are three bedrooms, including two well-proportioned doubles and a single bedroom, together with a family bathroom fitted with a three-piece suite.

Externally, the property enjoys an enclosed front garden with lawn and flower beds. To the rear is a private enclosed garden, mainly laid to lawn, creating an ideal space for outdoor dining and entertaining during the warmer months. A single garage and driveway are located to the side of the property.

Hazel Grove is a pleasant cul-de-sac situated just off Etherley Lane and made up of only a small number of homes, offering a peaceful residential setting. The property is conveniently located within walking distance of local schools, bus routes and Bishop Auckland town centre, which provides a wide range of shopping, leisure and healthcare facilities.




















SUNDERLAND
Wash





Agent Notes
Council Tax: Durham County Council, Band B Approx. £2039.00
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 – 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 – yes
Probate – n/a
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.

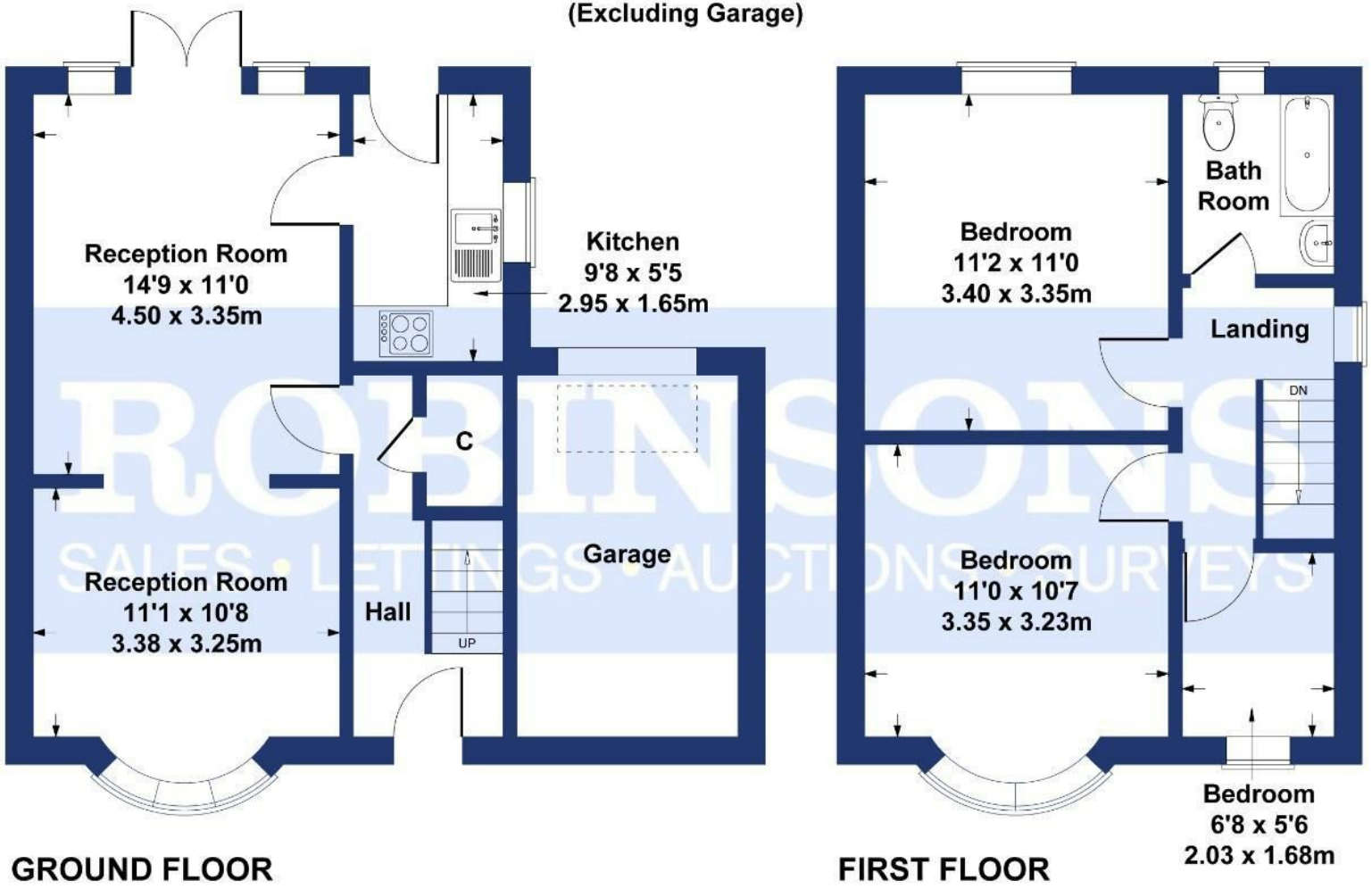



HAZEL GROVE

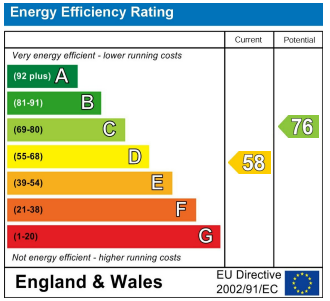


Hazel Grove Bishop Auckland

Approximate Gross Internal Area
805 sq ft - 75 sq m
(Excluding Garage)



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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. 2026

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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