



Farnham Close, Auckland Park, DL14 8YR  
3 Bed - House - Mid Terrace  
£150,000

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## Farnham Close Auckland Park, DL14 8YR

Nestled in the charming cul-de-sac of Farnham Close, Auckland Park, this delightful modern mid-terrace house is now available for sale with no onward chain. Spanning an impressive 1,195 square feet, this property has been thoughtfully designed and is presented in excellent condition throughout, making it an ideal family home.

Upon entering, you are welcomed by a convenient entrance porch that leads into a spacious lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the modern fitted kitchen/dining room, which boasts patio doors that open seamlessly to the well-maintained lawned rear garden, creating a wonderful indoor-outdoor living experience.

The property features three generously sized bedrooms, with the master bedroom benefiting from an ensuite bathroom, providing a private retreat for parents. A well-appointed family bathroom serves the additional bedrooms, ensuring comfort and convenience for all.

The front of the house offers a driveway, complemented by an attached single garage, providing ample parking and storage options. The location is particularly appealing, with local amenities and transport links just a stone's throw away, making daily life both easy and enjoyable.

This property is a true gem, combining space, style, and practicality in a sought-after area. Viewing is essential to fully appreciate all that this home has to offer. Don't miss the opportunity to make this lovely house your new family home.

To arrange a viewing please call Robinsons on 01388 458111



















## GROUND FLOOR

### Entrance Porch

### Lounge

14'5" x 13'1" (4.4 x 4.0)

### Kitchen/Dining Room

14'5" x 8'10" (4.4 x 2.7)

## FIRST FLOOR

### Landing

### Bedroom 1

12'5" x 8'6" (3.8 x 2.6)

### En-suite

### Bedroom 2

11'5" x 9'6" (3.5 x 2.9)

### Bedroom 3

10'5" x 7'10" (3.2 x 2.4)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 34 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C (£2268 Min)

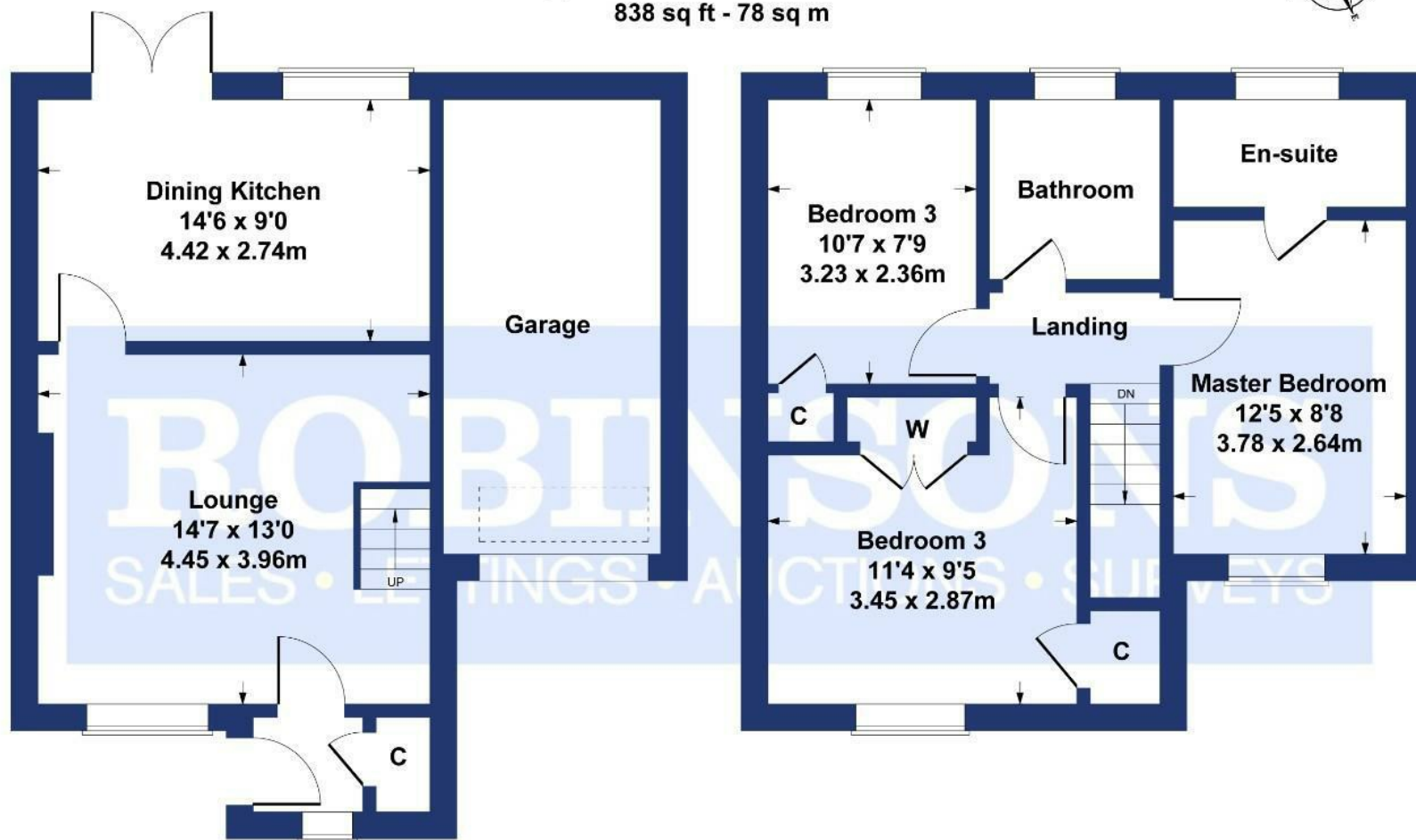
Energy Rating: D

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.



# Farnham Close

Approximate Gross Internal Area  
838 sq ft - 78 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>84</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>	<b>66</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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.





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