



Ullswater Avenue, West Auckland, DL14 9LR  
4 Bed - House - Semi-Detached  
£205,000

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

# Ullswater Avenue

## West Auckland, DL14 9LR

Nestled in the charming area of Ullswater Avenue, West Auckland, Robinsons offer for sale this beautifully presented semi-detached house offering a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertainment, while the newly fitted bathroom and ensuite add a touch of luxury to daily routines.

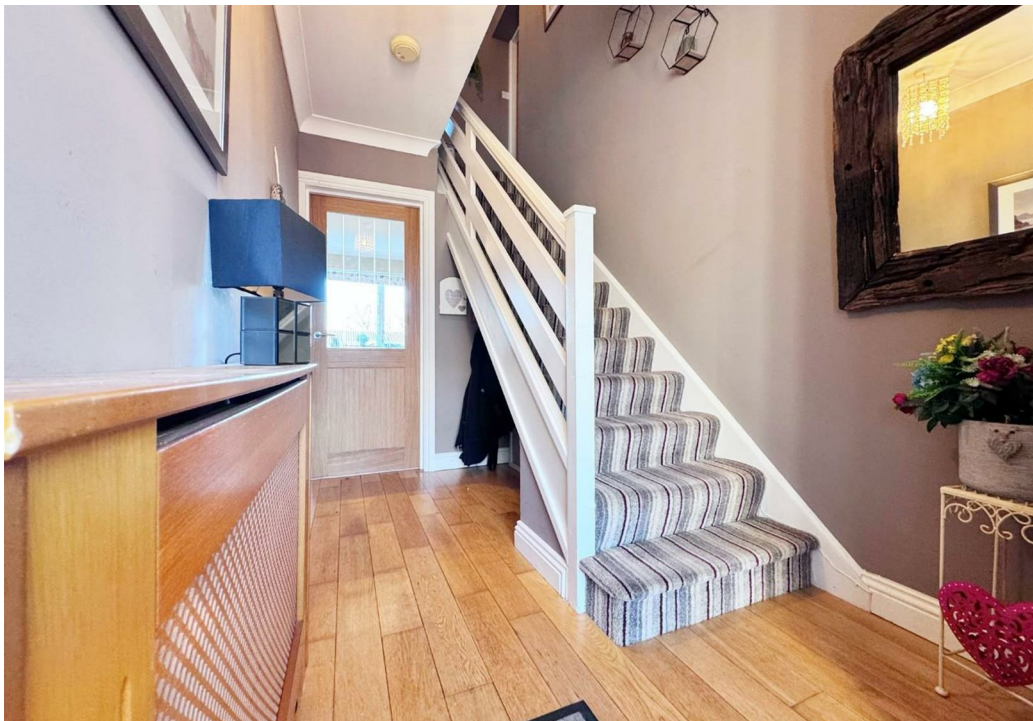
The heart of the home is undoubtedly the lounge, featuring a stylish media wall that creates an inviting atmosphere for family gatherings or quiet evenings in. Natural light floods the space through the new windows, enhancing the overall appeal of the property.

The accommodation on offer briefly comprises: Entrance Hall, Lounge with media wall, Dining room with patio doors, well appointed kitchen and utility room to the ground floor whilst to the first floor there are four bedrooms, three good sized doubles and a single, ensuite to the master bedroom and recently fitted modern family bathroom. Externally there is a good sized garden to the rear, mainly laid to lawn with recently laid patio and new perimeter fencing.

For those who value convenience, this home boasts parking for up to three vehicles, along with a garage, ensuring that you will never be short of space for your cars or outdoor equipment. The well-maintained exterior complements the interior's modern touches, making this property a true gem in the area.

Whether you are looking to settle down in a family-friendly neighbourhood or seeking a stylish home with ample amenities, this property on Ullswater Avenue is not to be missed. With its excellent presentation and thoughtful features, it promises a comfortable and enjoyable living experience.

To arrange a viewing please call Robinsons on 01388 458111









## GROUND FLOOR

### Entrance Hall

### Lounge

13'8" x 11'3" (4.17 x 3.45)

### Dining Room

10'7" x 8'7" (3.23 x 2.62)

### Kitchen

10'5" x 8'5" (3.20 x 2.57)

### Utility

9'6" x 8'5" (2.90 x 2.57)

## FIRST FLOOR

### Landing

### Bedroom 1

16'11" x 8'5" (5.18 x 2.57)

### En Suite

### Bedroom 2

11'8" x 11'3" (3.58 x 3.45)

### Bedroom 3

10'5" x 8'7" (3.18 x 2.62)

### Bedroom 4

8'7" x 7'8" (2.64 x 2.34)

### Family Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 18Mbps, Superfast 72Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: D

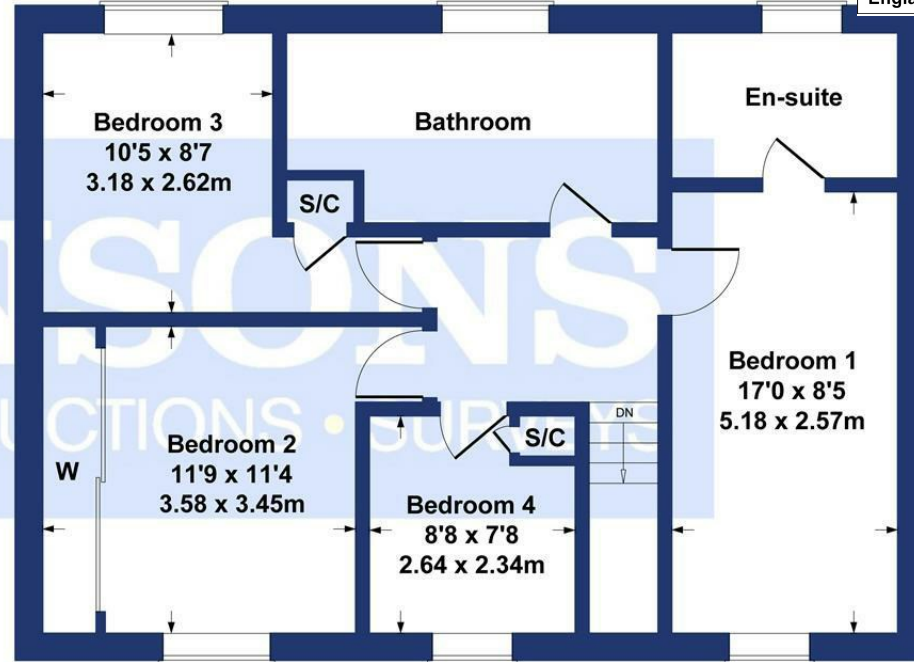
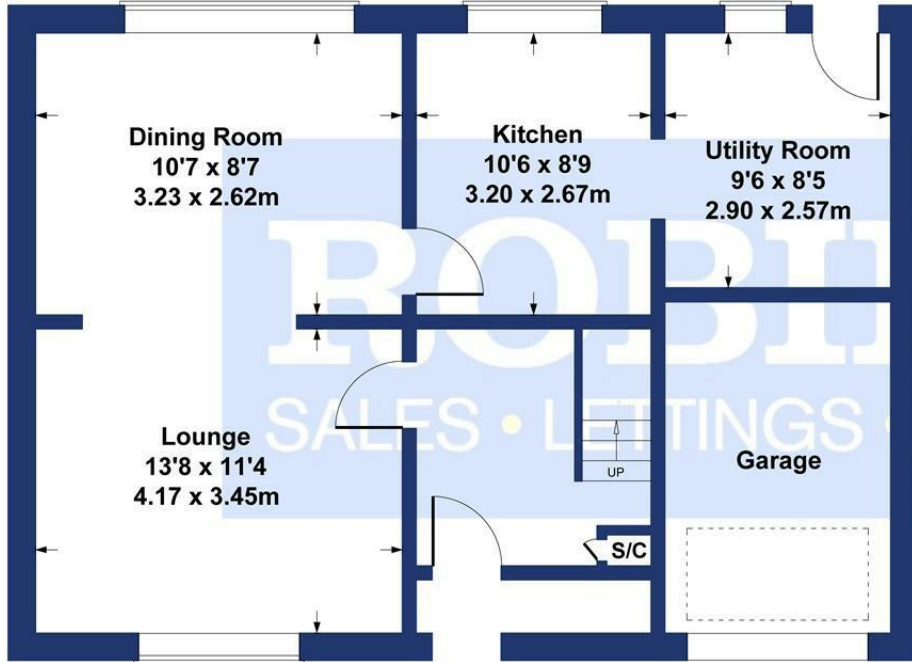


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Ullswater Avuene

Approximate Gross Internal Area  
1422 sq ft - 132 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	76
		EU Directive 2002/91/EC	



### 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. 2019

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons 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

