



Vart Road, Woodhouse Estate, DL14 6PQ  
3 Bed - House - Terraced  
£85,000

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

Robinsons offer to the market this three bedroomed terraced house located on Vart Road in Bishop Auckland! The house is being sold with no onward chain, making it a hassle-free option for those looking to move quickly.

Upon stepping into this property, you'll immediately notice the enormous potential it holds. With a good-sized plot and a large rear garden, there is plenty of space for you to unleash your creativity and transform this house into your dream home.

Situated close to local amenities, this property offers both convenience and comfort. Whether you need to run errands or simply want to enjoy the local community, everything you need is just a stone's throw away.

While this house requires some cosmetic work, it does have a new roof, central heating boiler, shower and WC, and presents a fantastic opportunity for you to add your personal touch and make it truly yours. Imagine the possibilities and envision the beautiful home you can create in this lovely location.

The accommodation on offer briefly comprises, entrance hall, Lounge, dining room and kitchen to the ground floor, whilst to the first floor there are three good sized bedrooms and a family bathroom. Stairs from the landing lead to a useful loft space. Externally, to the front there is a hedge enclosed garden area with driveway, whilst to the rear there is a good sized garden with two brick built storage sheds.

Don't miss out on the chance to own this wonderful property with great potential. Make Vart Road your new address and start the journey of turning this house into your perfect home!



## GROUND FLOOR

### Entrance Hall

### Lounge

11'10" x 11'6" (3.63 x 3.51)

### Dining Room

13'5" x 11'11" (4.11 x 3.64)

### Kitchen

11'11" x 8'9" (3.64 x 2.69)

## FIRST FLOOR

### Landing

### Bedroom 1

11'11" x 11'7" (3.65 x 3.54)

### Bedroom 2

11'11" x 11'11" maximum (3.64 x 3.65 maximum)

### Bedroom 3

11'11" x 6'10" (3.65 x 2.09)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 13Mbps, Superfast 60Mbps, 9000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx.


£1621 (min)

Energy Rating: TBC

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		EU Directive 2002/91/EC 

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.