



Shawbrow View, Bishop Auckland, DL14 6XH  
2 Bed - Bungalow - Detached  
£179,995

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

Welcome to Shawbrow View, Bishop Auckland - a charming detached bungalow that is sure to capture your heart! Set in a popular residential area, close to local amenities, this delightful property boasts two cosy bedrooms, perfect for a small family or those looking for a peaceful retreat. With two reception rooms, there is ample space to entertain guests or simply relax in style.

One of the highlights of this property is the well-presented interior with new carpets throughout and which exudes warmth and comfort. The property is extremely well presented throughout, making it ready for you to move in without any hassle. The good-sized gardens with a greenhouse offer a lovely outdoor space where you can indulge your green thumb or simply enjoy the fresh air.

Parking will never be an issue with space for several vehicles, ensuring convenience for you and your guests. The fact that this property comes with no onward chain makes it even more appealing, allowing for a smooth and hassle-free buying process.

The accommodation on offer briefly comprises: Entrance Hall, Lounge, Conservatory, Kitchen, two good sized Bedrooms, one with fitted robes and drawers and a convenient shower room. Externally the property sits on a good sized plot.

Properties like this in such a sought-after location are rarely available, so don't miss out on this fantastic opportunity to own a piece of tranquillity in Bishop Auckland. Book a viewing today and envision the endless possibilities that this charming bungalow has to offer.



## **GROUND FLOOR**

### **Entrance Hall**

### **Lounge**

17'1" x 11'1" (5.21 x 3.38)

### **Conservatory**

13'6" x 7'8" (4.13 x 2.34)

### **Kitchen**

10'8" x 10'3" maximum (3.26 x 3.13 maximum )

### **Bedroom 1**

13'9" x 9'3" (4.21 x 2.83)

### **Bedroom 2**

12'2" x 8'5" (3.71 x 2.58)

### **Shower Room**

## **EXTERNAL**

### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 63 Mbps, Ultrafast

1000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1891 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.





# Shawbrow View

Approximate Gross Internal Area  
783 sq ft - 73 sq m



### 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. 2024

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.