

**Irvin Avenue, DL14 6QG**
**2 Bed - House - Semi-Detached**
**£140,000**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

# Irvin Avenue
# , DL14 6QG

Nestled on Irvin Avenue in the charming town of Bishop Auckland, this delightful family home has undergone significant improvements, making it an attractive option for prospective buyers. With the added advantage of no onward chain, this property is ready for you to move in and make it your own.

Set on a generous corner plot, the exterior boasts a large, low-maintenance block-paved garden, complemented by several storage sheds, perfect for keeping your outdoor space tidy. The block-paved driveway offers ample off-street parking for multiple vehicles, ensuring convenience for you and your guests.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living and dining room. This area features patio doors that open into a bright and airy conservatory, seamlessly connecting indoor and outdoor living. The modern kitchen has been fully refurbished and includes an integrated fridge freezer, oven, and hob with a stylish chimney-style extractor above the breakfast bar, along with tasteful tiled splashbacks.

The first floor comprises two well-proportioned double bedrooms, providing plenty of space for relaxation and rest. The bathroom is conveniently located on this level, and the main bedroom offers access to a versatile attic room, which could serve as an additional bedroom, office, or playroom.

Irvin Avenue is situated in a mature residential area, just a short distance from the bustling Bishop Auckland town centre, Tindale retail park, and local schools. This property is an ideal choice for first-time buyers or families seeking a home with ample space to grow. Don’t miss the opportunity to view this lovely home that perfectly balances modern living with a welcoming atmosphere.





























**GROUND FLOOR**

**Entrance Hall**

**Lounge**
20'0" x 10'5" (6.10 x 3.18)

**Conservatory**
12'11" x 12'9" (3.96 x 3.91)

**Kitchen**
11'8" x 7'11" (3.57 x 2.42)

**FIRST FLOOR**

**Landing**

**Bedroom 1**
13'10" x 8'9" (4.23 x 2.68)

**Loft Space**
16'8" x 9'0" (5.10 x 2.76)

**Bedroom 2**
10'9" x 10'2" (3.28 x 3.12)

**Bathroom**

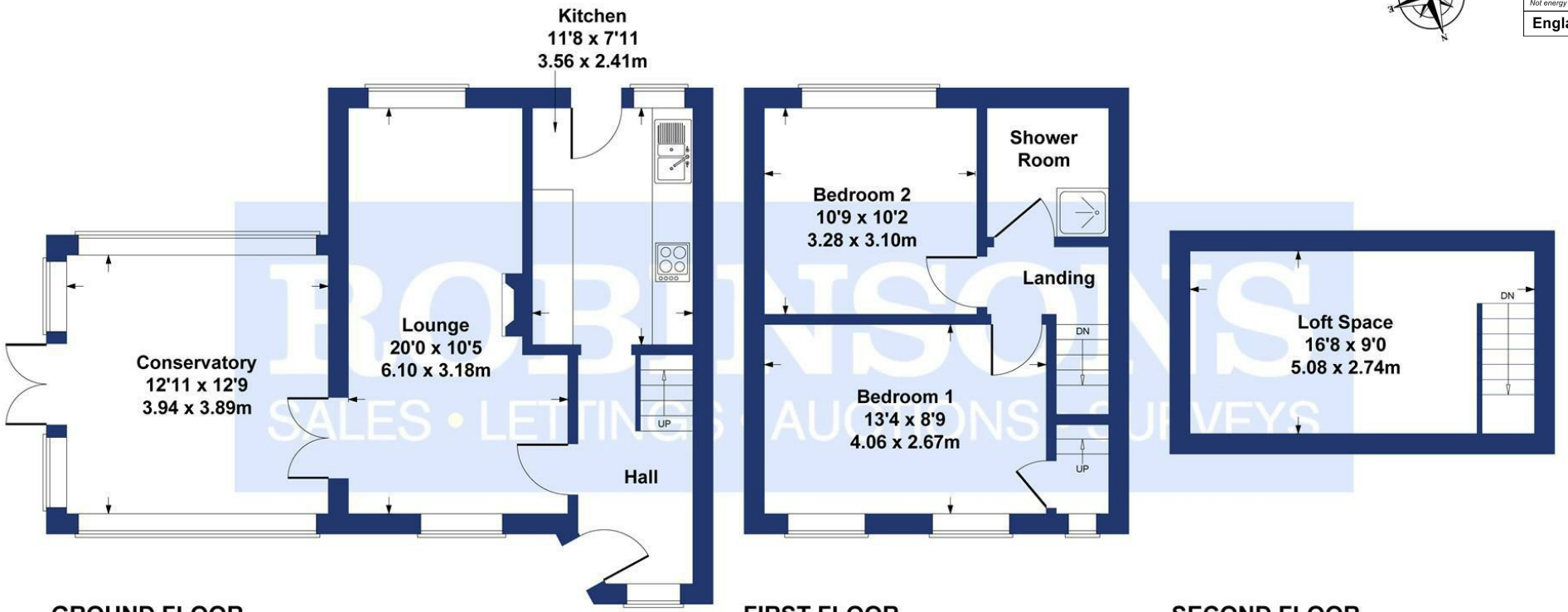
**EXTERNAL**

**AGENTS NOTES**
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Basic 11 Mbps, Superfast 46 Mbps, Ultrafast 1800 Mbps
Mobile Signal/Coverage: Average - Good
Tenure: Freehold
Council Tax: Durham County Council, Band A (£1701 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 authorities. Robinsons cannot accept liability for any information provided.

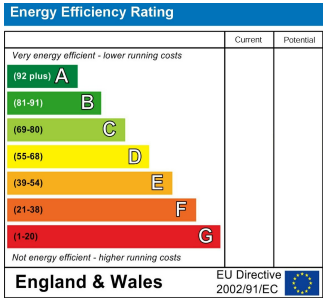
# Irvin Avenue

**Approximate Gross Internal Area**
**1028 sq ft - 96 sq m**










ROBINSONS
SALES • LETTINGS AUCTIONS SURVEYS

**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

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.



120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons