



Shawbrow View, DL14 6XH  
4 Bed - House - Semi-Detached  
£155,000

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Welcome to this semi detached house located on Shawbrow View in the desirable area of Bishop Auckland. This delightful property boasts a generous living space of 1,227 square feet, making it an ideal family home. Built in 1980, the house offers a perfect blend of comfort and practicality.

Inside, you will find four spacious bedrooms, providing ample room for family members or guests. The property features a well-appointed bathroom and a welcoming reception room, perfect for relaxing or entertaining. A conservatory extends the living space, to the rear allowing for an abundance of natural light and a seamless connection to the outdoors.

The gardens to both the front and rear of the property offer a spacious outdoor retreat, ideal for enjoying sunny days or hosting gatherings. Additionally, a single garage provides convenient storage or parking options.

Situated close to local amenities and transport links, this home is perfectly positioned for easy access to shops, schools, and public transport, making it a practical choice for families and commuters alike. With no onward chain, this property is ready for you to move in and make it your own.

This is a fantastic opportunity to acquire a well-located family home in Bishop Auckland. Do not miss your chance to view this delightful property.

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

### Entrance Hall

### Lounge

15'6" x 10'3" (4.73 x 3.14)

### Kitchen/Dining Room

14'6" x 9'5" (4.43 x 2.88)

### Conservatory

10'0" x 9'3" (3.06 x 2.83)

## FIRST FLOOR

### Landing

### Bedroom 1

16'2" x 8'4" (4.93 x 2.56)

### Bedroom 2

13'7" x 8'3" (4.16 x 2.54)

### Bedroom 3

11'2" x 8'3" (3.41 x 2.54)

### Bedroom 4

7'6" x 5'11" (2.30 x 1.81)

### Bathroom

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 56 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

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

Energy Rating: C

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m <sup>2</sup> A		
100-90kWh/m <sup>2</sup> B			
95-85kWh/m <sup>2</sup> C			
90-80kWh/m <sup>2</sup> D			
85-75kWh/m <sup>2</sup> E			
80-65kWh/m <sup>2</sup> F			
75-60kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs	1-20kWh/m <sup>2</sup>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh/m <sup>2</sup> A		
100-90kWh/m <sup>2</sup> B			
95-85kWh/m <sup>2</sup> C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh/m <sup>2</sup>		

England & Wales EU Directive 2002/91/EC

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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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