



Ennerdale Grove, West Auckland, DL14 9LN
2 Bed - Apartment
£35,000

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Sold with a sitting Tenant, Robinsons are pleased to present this two-bedroom first floor flat located in the desirable area of Ennerdale Grove, West Auckland. This spacious flat offers a comfortable living environment, perfect for individuals or small families seeking a convenient lifestyle.

The property features a welcoming lounge, ideal for relaxation and entertaining guests. The kitchen/diner is well-appointed, providing a functional space for cooking and dining. Both bedrooms are generously sized, ensuring ample room for personal belongings and restful nights. The family bathroom is conveniently located, catering to the needs of the household.

One of the key advantages of this flat is its prime location. It is within walking distance of various bus routes, making commuting a breeze. Additionally, Tindale Retail Park is just a short distance away, offering a range of shops and amenities to meet your everyday needs. Families will appreciate the proximity to local schools, ensuring that education is easily accessible.

Externally, the property boasts a garden at the front, providing a pleasant outdoor space to enjoy fresh air and sunshine. This feature adds to the overall appeal of the flat, making it a delightful place to call home.

In summary, this two-bedroom apartment in Ennerdale Grove is a fantastic opportunity for those looking for a spacious and conveniently located property. With its well-designed layout and proximity to essential amenities, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to view this lovely flat and discover all it has to offer.

GROUND FLOOR

Entrance Hall

FIRST FLOOR

Landing

Lounge/Dining Room

14'9" x 11'4" (4.51 x 3.46)

Kitchen

Bedroom 1

11'11" x 8'11" (3.65 x 2.74)

Bedroom 2

9'7" x 9'0" (2.94 x 2.75)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: leasehold - 99 years from 01/03/1996 - 39 years remaining

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and

floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – N/A

Rights & Easements – Unknown

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Unknown

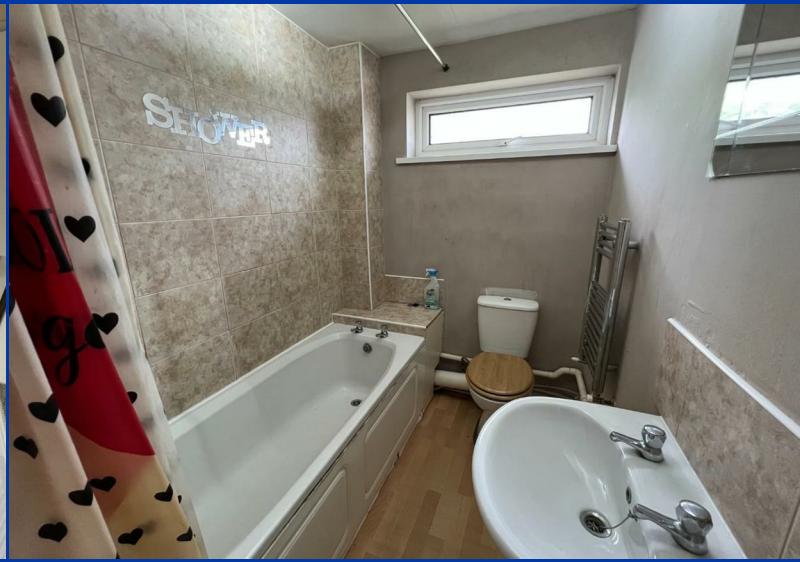
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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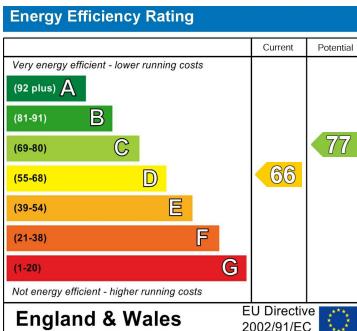
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