



**Ashcroft Gardens, DL14 6HF**  
**3 Bed - House - Terraced**  
**£70,000**

**ROBINSONS**  
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Public Notice: Robinsons Estate Agents are now in receipt of an offer for the sum of £67,000 for 14, Ashcroft Gardens Bishop Auckland, DL14 6HF

Anyone wishing to place an offer on the property should contact Robinsons Estate Agents 120 Newgate Street Bishop Auckland County Durham DL14 7EH Telephone 01388458111 prior to exchange of contracts.

Energy Efficiency Rating C | Council Tax Band A | Tenure Freehold

Sold with no onward chain, Robinsons are delighted to offer for sale this three bedroom terraced house. The accommodation briefly comprises: On the ground floor; Entrance hallway, living room, dining kitchen and rear lobby. To the first floor; Three well-proportioned bedrooms and a family bathroom. Externally there are large, enclosed gardens.

Ashcroft Gardens is conveniently located within comfortable walking distance of the wide selection of professional, recreational and retail amenities available in Bishop Auckland. The area also benefits from excellent transportation links.

To arrange a viewing please call Robinsons on 01388 458111

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All services/appliance have not and will not be tested.

## GROUND FLOOR

### Entrance Lobby

#### Lounge

13'10" x 12'10" (4.24 x 3.93)

#### Breakfasting Kitchen

15'10" x 9'2" (4.83 x 2.80)

### Rear Lobby

## FIRST FLOOR

#### Bedroom 1

10'11" x 10'10" (3.34 x 3.32)

#### Bedroom 2

11'4" x 8'2" (3.46 x 2.50)

#### Bedroom 3

8'9" x 8'2" (2.68 x 2.51)

### Bathroom

## EXTERNAL

Fence enclosed gardens to the front and rear.

## Disclaimer

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## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average-Good

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1469 (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 appropriate authorities. Robinsons cannot accept liability for any information provided.



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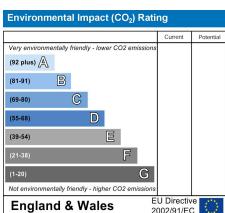
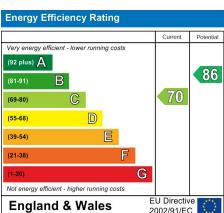
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.



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