



**West Auckland Road, Shildon, DL4 1PY**  
**2 Bed - Bungalow - Dormer Semi Detached**  
**£200,000**

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# West Auckland Road Shildon, DL4 1PY

Nestled on West Auckland Road in the charming town of Shildon, this delightful semi-detached dormer bungalow offers an abundance of space and comfort. Built circa 1950, the property has been thoughtfully designed to cater to modern living while retaining its classic appeal. Spanning an impressive 1,356 square feet, this extremely spacious two-bedroom home features two large reception rooms, perfect for both relaxation and entertaining.

The lounge is enhanced by a catalytic flueless gas fire, creating a warm and inviting atmosphere. The modern shower room is well-appointed, ensuring convenience for residents and guests alike. On the ground floor, you will find a comfortable double bedroom, while the first floor boasts a generously sized bedroom complete with ample storage. The kitchen is equipped with integrated appliances, making meal preparation a breeze.

The property benefits from triple glazed windows throughout, providing excellent insulation and energy efficiency. Outside, the large gardens to both the front and rear offer a wonderful space for outdoor activities or simply enjoying the fresh air. A two-car driveway ensures ample parking, while additional features include sheds with lighting and a greenhouse, perfect for gardening enthusiasts.

With gas central heating and drainage via a communal septic tank, this bungalow is both practical and efficient. This property presents a fantastic opportunity for those seeking a spacious and well-appointed home in a peaceful setting. Don't miss the chance to make this lovely bungalow your own.











## GROUND FLOOR

### Entrance Lobby

#### Lounge

22'11" x 12'0" (6.99 x 3.67)

#### Dining Room

12'1" x 11'6" (3.69 x 3.51)

#### Kitchen

15'11" x 9'11" (4.87 x 3.04)

#### Rear Lobby

#### Bedroom 1

13'7" x 12'6" (4.15 x 3.83)

#### Shower Room

## FIRST FLOOR

### Landing

#### Bedroom 2

15'4" x 10'11" (4.68 x 3.35)

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band A (£1701)

Tenure: Freehold

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

Sewerage – Communal Septic Tank

Heating – Gas Central Heating

EPC- tbc

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 – Yes

Probate – n/a

Rights & Easements – None known.

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 – TBC

Planning Permission – None

Accessibility/Adaptations – Dropped kerb and driveway

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.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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