



William Street, Auckland Park, DL14 8RJ
3 Bed - House - Terraced
£80,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

William Street Auckland Park, DL14 8RJ

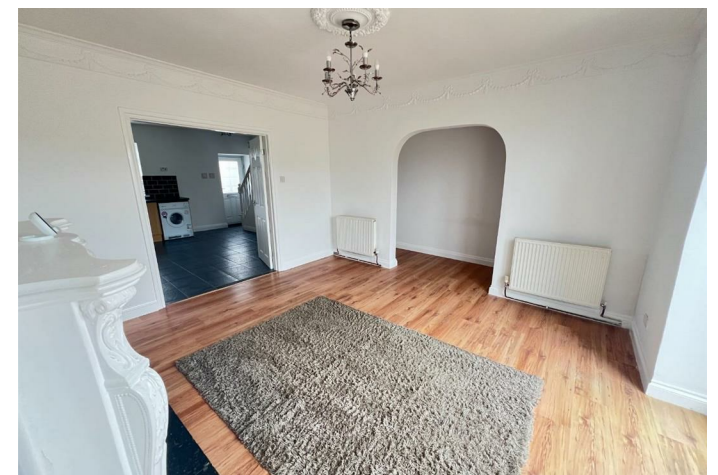
Nestled on William Street in the charming area of Auckland Park, Bishop Auckland, this exceptionally well-presented stone-built terraced house offers a delightful blend of space and modern living. The property boasts three generously sized bedrooms, complemented by an additional loft room that is currently utilised as a bedroom and features its own ensuite facilities, providing ample accommodation for families or those seeking extra space.

The heart of the home is a modern, well-equipped kitchen that seamlessly connects to the inviting reception room, creating a perfect setting for both relaxation and entertaining. The family bathroom is tastefully designed, ensuring comfort and convenience for all residents.

One of the standout features of this property is its low-maintenance yard to the rear, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardens. The front garden, which is gravelled, offers a charming aesthetic and is enhanced by stunning countryside views, making it a perfect spot to unwind and appreciate the natural beauty of the surroundings.

This property is sold with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer, a growing family, or looking to invest, this terraced house presents an excellent opportunity to secure a lovely home in a desirable location. Do not miss the chance to make this wonderful property your own.

To arrange a viewing please call Robinsons on 01388 458111













GROUND FLOOR

Kitchen/Dining Room

16'7" x 13'9" (5.06 x 4.20)

Lounge

16'7" x 13'3" maximum (5.06 x 4.04 maximum)

FIRST FLOOR

Landing

Bedroom 1

13'2" x 8'5" maximum (4.03 x 2.58 maximum)

Bedroom 2

10'7" x 7'1" (3.25 x 2.18)

Bedroom 3

10'0" x 7'10" (3.06 x 2.40)

Bathroom

Loft Space

13'11" x 13'8" (4.25 x 4.18)

En suite

EXTERNAL

AGENTS NOTES

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

Tenure: Freehold

Estate Management Charge – NA

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 – 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 – Yes

Probate – NA

Rights & Easements – None known, check with seller

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 – check with seller

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.



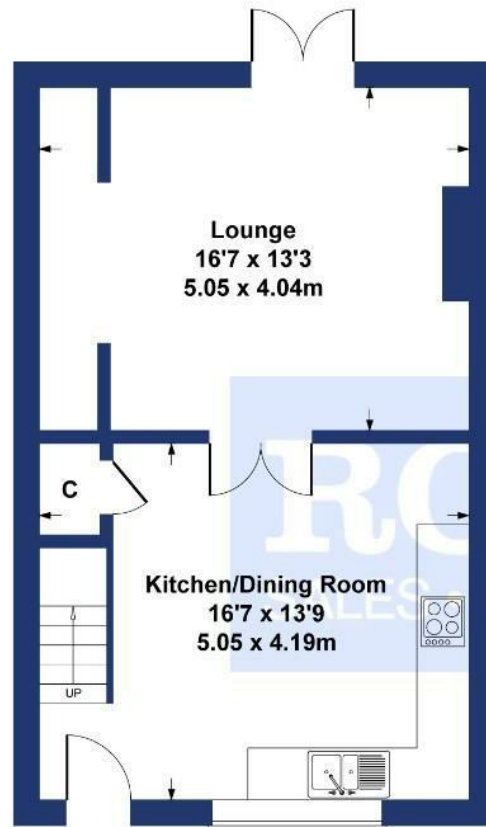


Willam Street

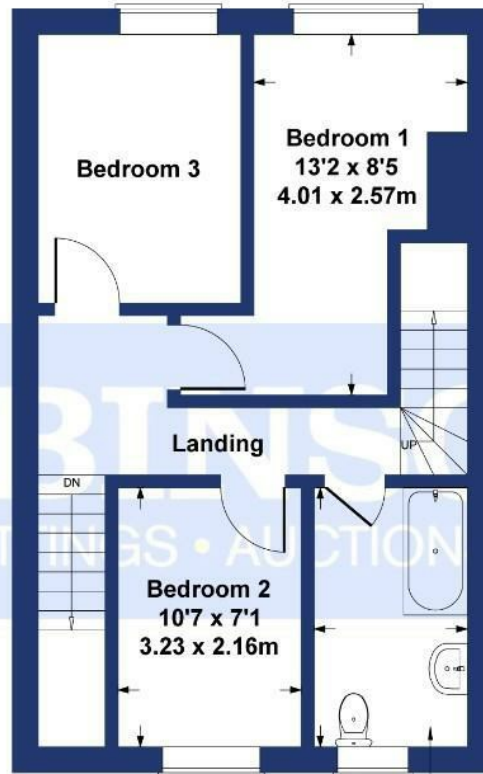
Approximate Gross Internal Area
1143 sq ft - 106 sq m



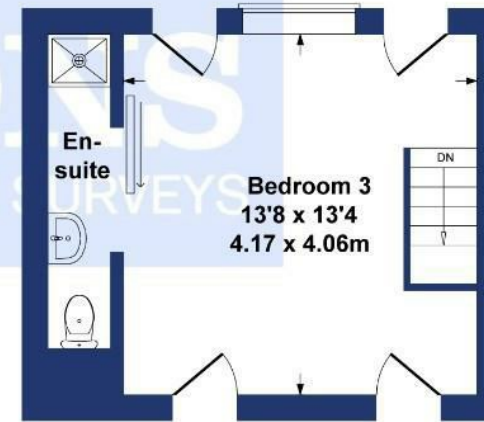
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



LOFT

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. Robynson can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynson 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

