



Front Street, West Auckand, DL14 9HL
2 Bed - House - Mid Terrace
£120,000

ROBINSONS
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Front Street West Auckland, DL14 9HL

* NO FORWARD CHAIN * ENCLOSED REAR GARDEN* OFF STREET PARKING * TWO RECEPTION ROOMS * TWO DOUBLE BEDROOMS * GAS COMBINATION BOILER * VIEWING HIGHLY RECOMMENDED *

Offered for sale with no forward chain is this charming stone-built cottage located on Front Street in the picturesque village of West Auckland. This delightful property is well presented throughout and is warmed by a gas combination boiler and has double glazed windows. With two reception rooms and two spacious double bedrooms, this home offers ample space for a small family, guests, or even a home office. The property features a well-maintained kitchen and bathroom.

The internal accommodation comprises; entrance vestibule, hallway, lounge with bay window to front aspect, dining room with staircase leading to the first floor landing and door giving access to the rear garden. Kitchen, which is fitted with a range of wall, base and drawer with integrated hob and oven and space for other appliances.

The first floor landing is spacious with room for storage and gives access to two double bedrooms and a family bathroom with three piece suite.

The cottage has a pleasant position in West Auckland and enjoys views over the village green. The rear garden is enclosed and well stocked with mature shrubs and plants.

West Auckland has a range of shopping facilities, primary school and is on a bus route. Tindale retail park is just a short drive away and has a wider range of shopping amenities.

An internal viewing is highly recommended, please contact Robinsons to arrange yours.









GROUND FLOOR

Lounge

13'9 x 9'1 (4.19m x 2.77m)

Dining Room

13'9 x 12'8 (4.19m x 3.86m)

Kitchen

10'7 x 7'1 (3.23m x 2.16m)

FIRST FLOOR

Landing

Bedroom 1

13'9 x 12'9 (4.19m x 3.89m)

Bedroom 2

13'9n x 9'5 (4.19mn x 2.87m)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal/Coverage: TBC

Tenure: Freehold

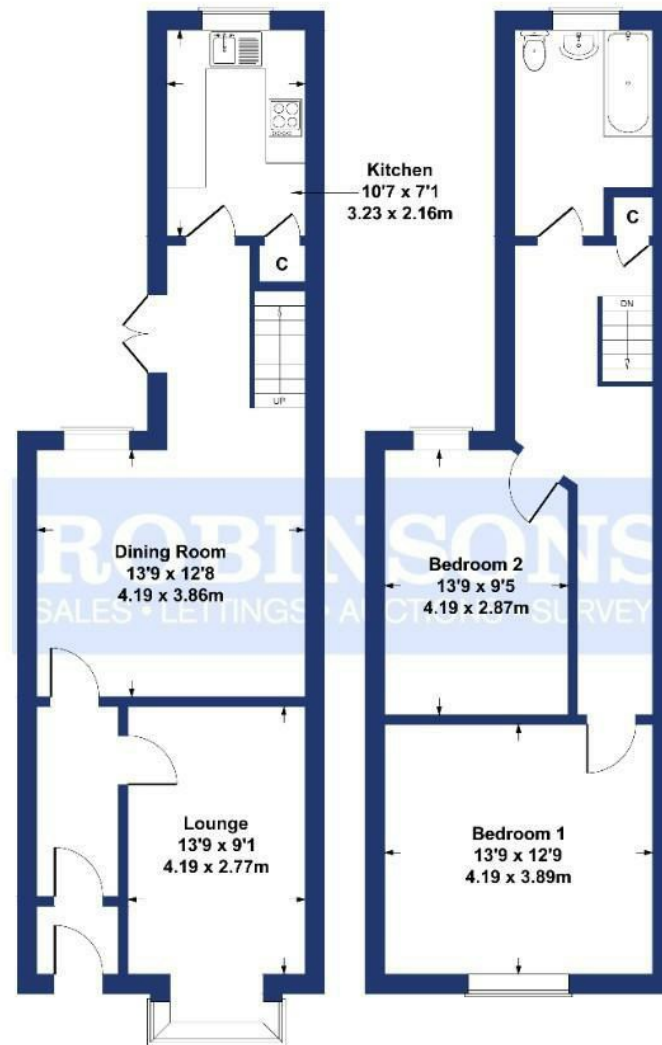
Council Tax: Durham County Council, Band A- Approx. £1621 (min)

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.

Front Street West Auckland

Approximate Gross Internal Area
1058 sq ft - 98 sq m



GROUND FLOOR

FIRST FLOOR

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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