



Front Street, West Auckland, DL14 9HW
3 Bed - House - Terraced
£130,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Situated in the heart of the popular village of West Auckland, this charming Grade II listed mid-terraced cottage is offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking a characterful home with generous living space and the potential to modernise to their own taste. A particular highlight of the property is the substantial enclosed rear garden, a rare feature for a home of this style.

The accommodation is spacious and well laid out, comprising a welcoming entrance hallway, two generous reception rooms ideal for both family living and entertaining, a useful cellar providing additional storage, and a kitchen. Whilst the property would benefit from updating, it offers fantastic scope to create a superb family home while retaining its period charm.

To the first floor are three well-proportioned double bedrooms and a family bathroom, providing ample space for growing families or those requiring additional home office space.

West Auckland is a well-served village offering a range of everyday amenities, including a primary school, convenience stores and local shops. For a wider selection of shopping, leisure and dining facilities, Tindale Retail Park and Bishop Auckland town centre are both within easy reach, providing supermarkets, national retailers, independent shops and restaurants.

The property also benefits from excellent transport links, with regular bus services and convenient access to the A68 and A688, making commuting to Bishop Auckland, Durham and the surrounding areas straightforward.

Combining spacious accommodation, period character, a generous rear garden and outstanding potential, this is a fantastic opportunity for buyers looking to create a beautiful home in a well-connected village location. Early viewing is highly recommended.



GROUND FLOOR

Lobby

Entrance Hall

Lounge

16'4" x 15'9" (4.98 x 4.82)

Dining Room

17'0" x 10'2" maximum (5.20 x 3.12 maximum)

Kitchen

8'10" x 8'9" (2.71 x 2.67)

FIRST FLOOR

Bedroom 1

16'4" x 9'3" (4.99 x 2.83)

Bedroom 2

13'10" x 10'2" (4.23 x 3.11)

Bedroom 3

12'6" x 8'5" (3.82 x 2.58)

Bathroom

EXTERNAL

AGENTS NOTES

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

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 (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 – Grade II listed, 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 – 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.







FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



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		
England & Wales		EU Directive 2002/91/EC

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.