



East Green, West Auckland, DL14 9HJ  
2 Bed - House - Mid Terrace  
£50,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



41 East Green, West Auckland DI14 9HJ

We are acting in the sale of the above property and have received an offer of £52,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

Robinsons are please to welcome to the market this 2 bedroom, mid terrace house overlooking the green in West Auckland. This property benefits from spacious rooms, large galley style kitchen with a useful utility room. With easy access to local shops, amenities and transport links this property will appeal to many buyers in the market and viewing is highlight recommended.

The property briefly comprises of: two reception rooms, kitchen and utility to the ground floor. To the first floor there is a large master bedroom overlooking the green, a generously sized second bedroom and family bathroom. Externally the property benefits from a rear yard.

To view this property please call us on 01388 458 111.

## GROUND FLOOR

### Entrance Hall

UPVC double glazed entrance door, gas central heating radiator.

### Reception Room1

11'9" x 10'4" (3.57 x 3.16 (3.56 x 3.15))

UPVC double glazed window, gas central heating radiator, built in storage cupboard.

### Reception Room 2

16'7" x 14'0" (5.06 x 4.27)

UPVC double glazed window, gas central heating radiator, electric fire.

### Kitchen

17'3" x 7'2" (17'2" x 7'1") (5.25 x 2.18 (5.23 x 2.16))

UPVC double glazed window, gas central heating radiator, UPVC double glazed rear door, fitted kitchen units and worktops, sink/drain/mixer tap, integrated electric oven & gas hob, space for appliances.

### Utility

7'2" x 6'1" (2.19 x 1.86 (2.18 x 1.85))

UPVC double glazed window, space/plumbing for appliances, worktop space.

## FIRST FLOOR

### Stairs/Landing

Fitted carpets and loft access.

### Bedroom 1

13'11" x 12'0" (4.25 x 3.67 (4.24 x 3.66))

UPVC double glazed window, gas central heating radiator, fitted carpets.

### Bedroom 2

9'9" x 9'0" (2.98 x 2.74 (2.97 x 2.72))

UPVC double glazed window, gas central heating radiator, laminate flooring.

### Bathroom

13'6" x 4'6" (4.12 x 1.38 (4.11 x 1.37))

UPVC double glazed window, gas central heating radiator, white bathroom suite, separate shower cubicle with electric shower unit, under basin storage units.

## EXTERNAL

Rear yard space with storage shed,

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 147 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average-Good

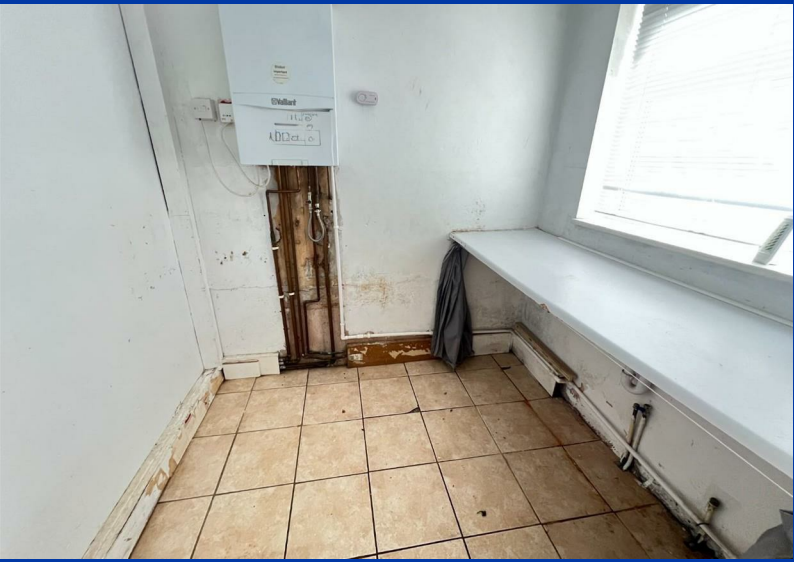
Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1701 (min)

Energy Rating: D

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







# OUR SERVICES

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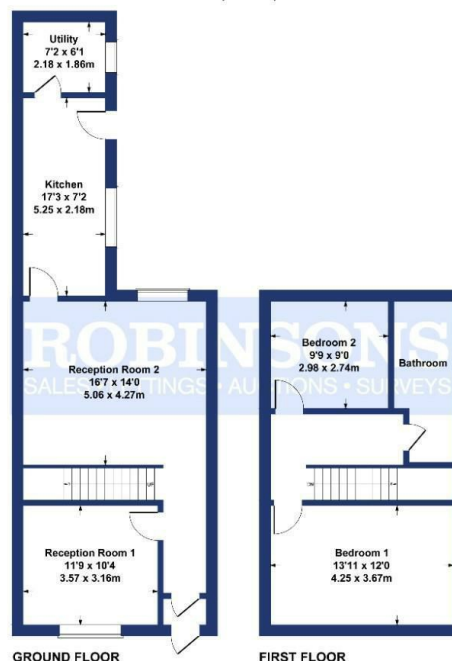
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

East Green  
Approximate Gross Internal Area  
1076 sq ft - 100 sq m



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		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## DURHAM

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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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