

Eden Terrace, Leasingthorne, DL14 8EJ  
3 Bed - House - Mid Terrace  
£120,000

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In the semi-rural location of Eden Terrace, Leasingthorne, Robinsons are delighted to offer to the market this stunning, modern and deceptively spacious three bedroom terraced property. A viewing to the interior is highly recommended to avoid disappointment and to fully appreciate the light and airy accommodation. Eden Terrace lies within easy access to local amenities including those to be found in Bishop Auckland and Spennymoor Town Centre and is in the catchment area of local schooling. The property is UPVC double glazed, oil centrally heated and in our opinion, an ideal purchase for numerous buyers including first time buyers, small families or investors given the properties beautiful position.

In brief this home comprises; entrance vestibule, hallway, lounge, spacious dining room, modern kitchen, utility room and stylish ground floor bathroom. To the first floor is a lovely and bright landing area and three bedrooms, bedroom three is currently used as a dressing room with en-suite facilities. Externally to the rear of the property is an enclosed yard, to the front is a shared parking area.

## GROUND FLOOR

### Entrance Vestibule

Original flooring.

### Hallway

Original flooring, radiator and stairs to the first floor.

### Lounge

13'5" x 12'7" (4.09 x 3.84)

UPVC bay window, stylish fire and surround, original flooring and radiator.

### Dining Room

13'2" x 13'0" (4.01 x 3.96)

UPVC window, stylish flooring, storage cupboard and radiator.

### Kitchen

16'1" x 6'2" (4.90 x 1.88)

Modern wall and base units, integrated oven, hob, extractor fan, dishwasher, space for a fridge freezer, tiled splash backs, tiled flooring, UPVC window, stainless steel sink with mixer tap, and spotlights.

### Utility Room

Plumbing for a washing machine, UPVC window and tiled flooring.

### Inner Hall

Tiled flooring, radiator and access to the rear.

### Bathroom

8'9" x 5'7" (2.67 x 1.70)

White panel bath with shower over, wash hand basin, WC,

chrome towel rail, UPVC window, tiled splash backs, tiled flooring and spotlights.

## FIRST FLOOR

### Landing

Loft access and UPVC window with open views.

### Bedroom One

12'7" x 10'4" (3.84 x 3.15)

UPVC window and radiator.

### Bedroom Two

12'7" x 6'3" (3.84 x 1.91)

UPVC window and radiator.

### Bedroom Three/Dressing Room

UPVC window and radiator.

### En Suite

Shower cubicle, WC, wash hand basin and chrome towel rail.

## External

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1621 Min)

Energy Rating: E

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.



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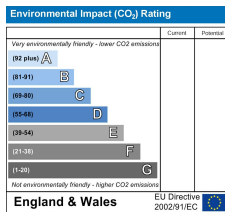
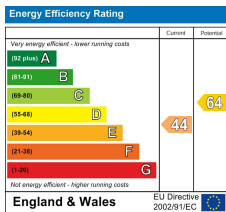
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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

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## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk

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