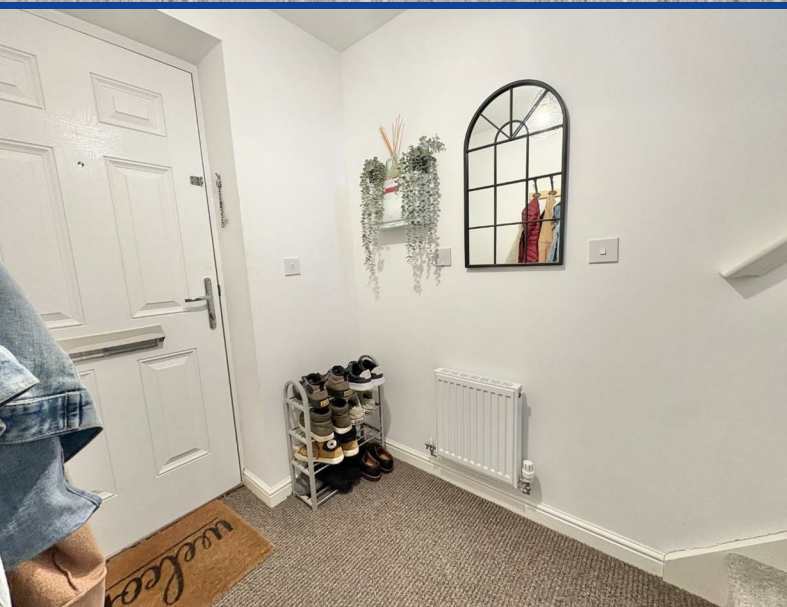




Porter Gardens, DL14 9FH
3 Bed - House - Semi-Detached
£160,000

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Robinsons are delighted to offer to the sales market this beautifully presented three-bedroom semi-detached home, complete with an enclosed rear garden, driveway and garage. Recently built by Gleeson, the property still benefits from the remainder of its NHBC warranty, providing added peace of mind for prospective buyers. The home would make an excellent purchase for a variety of buyers, including first-time buyers, small families and those looking to downsize.

The property is attractively presented throughout and benefits from gas central heating and UPVC double-glazed windows.

The internal accommodation briefly comprises an entrance hallway leading to a modern kitchen/dining room, fitted with a range of wall, base and drawer units, an integrated hob and oven, and space for additional appliances and a dining table. To the rear, the spacious lounge enjoys French doors opening directly onto the garden, allowing plenty of natural light into the room.

To the first floor, there are three well-proportioned bedrooms, complemented by a family bathroom fitted with a three-piece suite.

Externally, the property features a small front garden, with a driveway and garage to the side providing convenient off-road parking and storage. To the rear, there is a fully enclosed garden, predominantly laid to lawn, offering an ideal space for relaxing or enjoying time outdoors.

Porter Gardens forms part of a modern residential development and is conveniently situated close to a range of local shopping amenities, schooling and bus links, making it an ideal location for a variety of buyers.

Contact Robinsons today for further information or to arrange an internal viewing.

Agent Notes

Council Tax: Durham County Council, Band B Approx. £2039.00

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

Sewerage – Mains

Heating – Gas

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 – no

Probate – N/A

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 – no

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – no

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

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Property Auctions

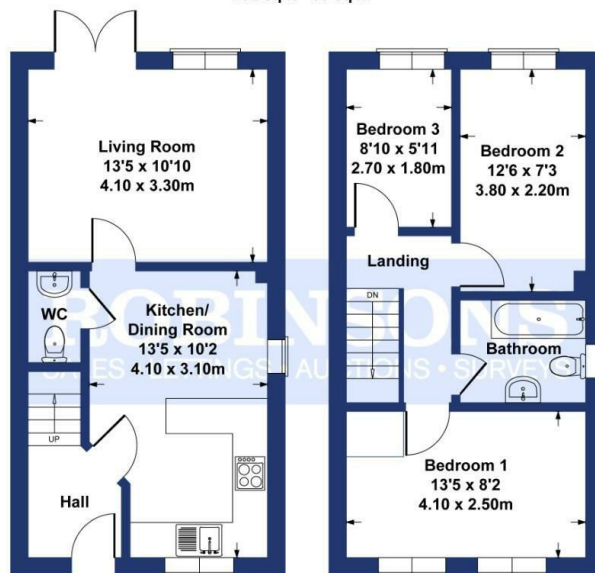
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Porter Gardens Bishop Auckland

Approximate Gross Internal Area
732 sq ft - 68 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.

Produced by Potterplans Ltd. 2026

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		
EU Directive 2002/91/EC		
England & Wales		

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DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

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E: info@robinsonsdurham.co.uk

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T: 0191 387 3000

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BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

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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@robinsonswynyrd.co.uk

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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