



Hampshire Place, DL14 6UX  
2 Bed - House - Mid Terrace  
£79,950

**ROBINSONS**  
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# Hampshire Place , DL14 6UX

\* NO FORWARD CHAIN \* OFF ROAD PARKING \* REAR GARDEN \* PLEASANT OUTLOOK \* BEAUTIFULLY PRESENTED \*

We have the pleasure of offering the sales market, with the added benefit of no onward chain, this beautifully presented two double bedroom house. The property has been well maintained and improved and is warmed by a gas combination boiler and has UPVC double glazed windows. The house enjoys a pleasant outlook to the front and a enclosed garden and off road parking to the rear.

The internal accommodation comprises; entrance hallway, lounge with window to the front aspect. Kitchen/dining room, which is fitted with a range of wall, base and drawer units and has space for dining table.

To the first floor there are two double bedrooms and a bathroom which is fitted with a three piece suite, including bath with electric shower over.

Outside the house has a lawned garden to the front. At the rear there is a enclosed garden which is mainly laid to lawn with a paved patio area, gravelled area and brick shed. Beyond the garden there is a driveway allowing off road parking.

Hampshire Place is conveniently positioned being within close proximity of shopping facilities, schooling and bus links.

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



















## GROUND FLOOR

### Entrance Hall

### Lounge

13'8" x 10'4" (4.19 x 3.15)

### Kitchen/Dining Room

19'5" x 9'3" (5.92 x 2.82)

## FIRST FLOOR

### Landing

### Bedroom 1

13'5" x 9'8" (4.11 x 2.95)

### Bedroom 2

10'5" x 10'5" (3.20 x 3.18)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 10Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure Freehold

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

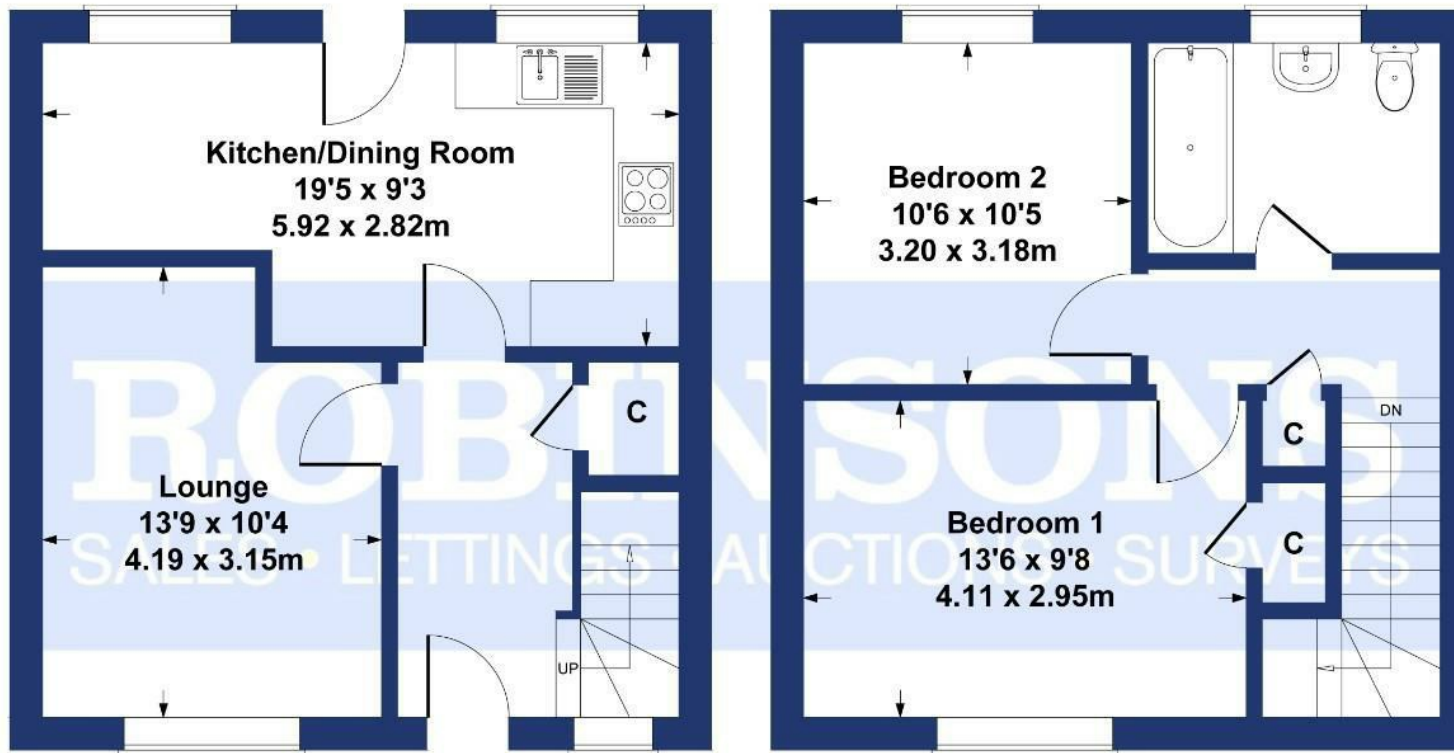
Energy Rating: TBC



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.

# Hampshire Place Bishop Auckland

Approximate Gross Internal Area  
799 sq ft - 74 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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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