



3 Bedrooms

This beautifully presented terraced townhouse offers a perfect blend of modern living and traditional charm. With three spacious bedrooms, this unfurnished property is ideal for families looking for a new home.

The property boasts a lovely garden, perfect for enjoying the outdoors, as well as a convenient double garage for parking and storage. Situated in a sought-after location, this property is close to local amenities, schools, and transport

The Sidings

Bishop Auckland, County Durham,
DL14

Asking Price:

£147,500

EPC Rating: B



Living Room:

19'8" x 9'10" (6m x 3m)

With UPVC double glazed arch lever doors, window, carpets and radiator.

Kitchen:

16'5" x 9'10" (5m x 3m)

With UPVC double glazed window, fitted oven, hob and extractor fan, carpet. Opens on to the main living space.

Downstairs cloak room:

3'3" x 5'9" (1m x 1.75m)

Having a basin and toilet.

Bedroom 1:

14'9" x 9'10" (4.5m x 3m)

Having double glazed UPVC window, radiator and neutral carpets.

En suite:

5'11" x 5'11" (1.8m x 1.8m)

With a shower, basin, toilet and cupboard.

Bedroom 2:

11'6" x 11'6" (3.5m x 3.5m)

Having double glazed UPVC window, radiator and neutral carpets.



For additional information and full photo gallery please visit www.holbrookandco.co.uk



Bathroom:

9'10" x 6'7" (3m x 2m)

Having a bath with over head shower, sink basin, toilet and stainless steel radiator

Bedroom 3:

9'10" x 6'7" (3m x 2m)

Having double glazed UPVC window, radiator and neutral carpets.

Material Information:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: Double drive way.

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit

www.holbrookandco.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