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St. Andrews Road Bishop Auckland, County Durham,  
DL14 6RX

# St. Andrews Road Bishop Auckland, County Durham, DL14 6RX

Price £340,000

Beautifully presented three bedroomed detached family home pleasantly positioned on St. Andrews Road in Bishop Auckland. This spacious property dates back to the 1920s and retains many of its original features including high ceilings, spacious rooms and also benefits from meticulously maintained surrounding gardens, driveway and a detached garage. The property is perfect for a range of buyers located just a short distance from local amenities including schools, supermarkets, retail stores, restaurants and cafes. Further facilities are available in the nearby Tindale retail park, due to expand soon and currently offering access to popular high street stores, restaurants and shops. There is an extensive public transport system in the area via both rail and bus, providing easy access to neighbouring towns and villages as well as further afield places including Darlington, Durham and Newcastle. The A688 is close by, leading to the A1(M).

In brief the property comprises; an entrance porch leading through into the large hallway, living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has impressive gardens surrounding the property, with well established flower and hedged borders, patio areas ideal for outdoor furniture and storage shed. There is a large driveway leading to the single garage providing ample off street parking.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Entrance Hall**

Upon entering the property you arrive in the fully tiled porch, ideal for coats and shoes, the inner door with beautiful stained glass panels leads into the large grand hallway.

**Living Room**

18'0" x 16'3"

Bright and spacious living room with ample space for furniture, open fire with impressive feature marble surround and large single glazed bay window.

**Dining Room**

19'4" x 15'8"

The dining room is another impressive size, with room for a table and chairs, further furniture, open fire with marble fire surround and large bay window allowing lots of natural light.

**Kitchen**

13'1" x 11'1"

The kitchen is fitted with a range of cream wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from underfloor heating and space is available for free standing appliances and door allowing access into the garden.

**Bathroom**

6'11" x 5'10"

Ground floor shower room with double walk in shower, WC and wash hand basin.

**Master Bedroom**

16'0" x 13'1"

The master bedroom providing space for a king sized bed, built in wardrobes and bay window to the front elevation.

**Bedroom Two**

15'7" x 13'1"

The second bedroom is another large double bedroom, with original feature fire surround and large bay window.

**Bedroom Three**

13'1" x 9'10"

The third bedroom is another good size with original feature fireplace and window to the front elevation.

**Bathroom**

11'1" x 8'8"

The family bathroom contains a free standing bath, wash hand basin, WC and walk in shower whilst benefiting from underfloor heating.

**External**

Externally the property has impressive gardens surrounding the property, with well established flower and hedged borders, patio areas ideal for outdoor furniture and storage shed. There is a large driveway leading to the single garage providing ample off street parking.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











