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Kensington South Bishop Auckland, DL14 6JA

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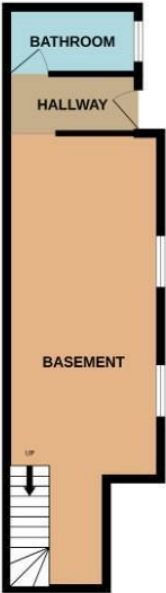
Price £280,000

Beautifully presented five bedroomed family home on Kensington South in Bishop Auckland. This generous home is in a central location, within walking distance of the town centre as well as being approx. 1.1 miles from the ever expanding Tindale retail park, which boasts a large array of restaurants, popular high street retail stores, supermarkets and also gastropubs. This property has great travel connections via bus or train, being on the bus route and also only 0.5 miles from the train station, this allows regular access to further afield places, such as; Darlington, Durham, Newcastle or York.

In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. Stairs lead down to the basement level which can be used as a further living area with shower room, access leads into the rear yard. The first floor contains four bedrooms and bathroom, with stairs leading to the master bedroom with ensuite on the second floor. Externally the property has on street parking and a courtyard to the front, whilst to the rear there is a paved yard with gated access into the back lane.

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BASEMENT



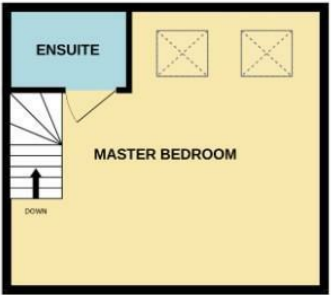
GROUND FLOOR



1ST FLOOR



2ND 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Living Room

14'4" x 13'11"

Bright and spacious living room located to the front of the property with stone fire surround. Benefiting from neutral decor and large bay window to the front elevation providing plenty of natural light.

Dining Room

14'5" x 13'8"

Large dining room with plenty of space for free standing furniture, featuring original cast iron fire surround with decorative inset, benefiting from neutral decor and rear aspect window.

Kitchen

21'11" x 10'4"

Stylish and modern kitchen fitted with a range of high gloss wall, base and drawer units and complementing worktops and splash backs. With additional features including breakfast bar, inset sink with engraved drainer, integrated gas hob, electric oven and extractor hood. Exposed brick feature wall, side aspect windows and UPVC door leading to the courtyard. Stairs lead into the basement.

Bedroom Two

14'9" x 13'1"

Large double bedroom located to the front of the property, with space for plenty of free standing furniture, neutral decor and window to the front elevation.

Bedroom Three

10'5" x 8'2"

Another large double bedroom with ample space for furniture, neutral decor and window to the rear elevation

Bedroom Four

10'11" x 6'6"

A further double bedroom located to the rear of the property with neutral window and decor.

Bedroom Five

6'6" x 10'9"

Single bedroom with storage cupboard and window to the front elevation.

Bathroom

13'1" x 6'6"

Large family bathroom fully tiled with four piece suite comprising a wash hand basin, free standing bath, corner shower cubicle and WC. Heated towel rail and opaque window to the side elevation.

Master Bedroom

19'0" x 18'2"

Generously sized master bedroom located on the second floor of the property. With space for a king sized bed, exposed brick feature wall, eaves storage and dual Velux skylights providing plenty of natural light.

Ensuite

6'6" x 5'6"

Fully tiled ensuite bathroom with tiled bath, wash hand basin, WC and skylight.

Basement

21'7" x 10'2"

Large converted basement area currently being utilised as an additional bedroom/living space with dual windows to the side elevation and door leading to the courtyard.

Bathroom

8'6" x 4'4"

Fully tiled bathroom with tiled bath, wash hand basin, WC and frosted window to the rear elevation.

External

Externally the property has on street parking and a courtyard to the front, whilst to the rear there is a low maintenance paved yard with gated access into the back lane.

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.



