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Durham Road Bishop Auckland, DL14 7HU



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Price £750,000

A fantastic opportunity to purchase this unique and recognisable five bedroom detached house located on Durham Road in a desirable location in Bishop Auckland. Roof renewed in 2021. The attractive frontage is, partly rendered, dominated by offset gable fronts and "the turret". The rosemary tiled roof is a feature seen on many of the large Durham Road properties, and drops to the front to provide a large open porch. The property is located within close proximity to the golf course and is a short distance from the town centre, providing easy access to a range of local amenities; including popular high street retail stores, supermarkets, restaurants, Auckland Castle, the creation of the Faith Museum, Spanish Gallery and Mining Art Gallery, Walled Garden as well as the new Auckland Tower visitor centre and the Deer Park.

Bishop Auckland has an extensive public transport system, offering regular access via both the train network and bus, to not only the neighbouring towns and villages as well as to further afield places such as Darlington, Durham and Newcastle. The A688 is close by and leads to the A1(M) both North and South, ideal for commuters. Regional access is impressive with the major commercial centres being between 30 and 45 minutes away. Similarly Newcastle and Durham Tees Valley airports are similar journeys and Durham and Darlington provide mainline train access.

The property retains main original features, including stained glass windows and original doors, in brief the property comprises; an impressive entrance hall leading through to the principal reception rooms, kitchen, utility room and self-contained ground floor annexe. The annexe has a bedroom, separate living room, kitchen and bathroom. The first floor contains the master bedroom, en-suite, three further double bedrooms and family bathroom. Externally the property has both large front and rear gardens, driveway for multiple cars, double garage with workshop and WC.

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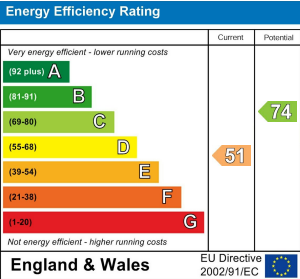
GROUND FLOOR



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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**Living Room**

19'0" x 18'0"

Beautifully presented living room located to the front elevation, neutrally decorated, fitted with a marble fire surround with black slate hearth, dual aspect windows and bay window to the front elevation.

**Kitchen**

24'11" x 18'0"

The kitchen is fitted with a range of country style wall, base and drawer units, contrasting granite work surfaces, splash backs and double Belfast sink with mixer taps. Fitted with a range cooker and benefitting from integrated appliances including; a single oven, hob, overhead extractor hood, microwave, coffee machine, fridge/freezer and dishwasher. Access leads through to the breakfast room providing a further seating area overlooking the garden.

**Utility Room**

11'5" x 6'10"

The utility room is fitted with a further range of units providing additional storage and access to the rear leading into the garden.

**Cloakroom**

9'2" x 3'11"

Cloakroom fitted with WC and wash hand basin.

**Bedroom Five/Reception Room**

15'5" x 13'1"

Spacious room located on the ground floor, currently utilised as a fifth bedroom with access to separate bathroom and kitchen, multi generational living or use as a

self-contained annexe. However it could be used as a further large reception room with French doors leading out into the garden.

**Annex Sitting Room**

22'11" x 25'3"

A further spacious reception room, that can either be a lounge for the one bedroomed annexe, or another formal reception room,

**Annex Kitchen**

12'5" x 8'10"

The kitchen is fitted with a range of wall, base and drawer unit, complementing work surfaces, splash backs and sink/drainage unit.

**Annex Bathroom**

10'2" x 8'10"

Fitted with a panelled bath with overhead shower, WC and wash hand basin.

**Master Bedroom**

25'3" x 13'1"

The master bedroom provides space for a king sized bed along with further furniture, fitted with built in wardrobes and dual aspect windows providing lots of natural light.

**Ensuite**

13'5" x 13'1"

This room contains a single bath, corner spa shower, WC and wash hand basin.

**Bedroom Two**

21'3" x 18'0"

The second bedroom is a large double bedroom, located to the front of the property with dual aspect windows.

**Bedroom Three**

15'1" x 13'1"

The third bedroom is another generous double room with window to the rear elevation and access into the ensuite WC.

**Bedroom Four**

14'5" x 10'9"

The fourth bedroom is a double bedroom with window to the front elevation.

**Shower Room**

13'5" x 12'1"

Modern shower room, containing a double walk in shower cubicle, wash hand basin set in a vanity unit and WC. Window to the side elevation

**Cellar**

13'1" x 9'10"

Access via the kitchen providing additional storage space

**Double Garage & Workshop**

The long gated driveway leads up to the detached double garage with workshop and WC.

**External**

Externally the property has a large open walled, lawned garden to the front, leading to steps ascending to the front door and perimeter shrub and floral borders. The the rear of the property there is a further lawned garden, along with raised paved patio area ideal for outdoor furniture and perimeter hedged borders.

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.



































