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Leeholme Road Leeholme, Bishop Auckland, DL14 8HH

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## Offers Over £80,000

Three bedroomed, detached family home with attic room located on Leeholme Road. Leeholme is only approx. 3 miles from Bishop Auckland's town centre, which provides access to a vast array of amenities such as supermarkets, restaurants, popular high street stores and also both primary and secondary schools. For commuters the A689 is nearby which leads to the A1 (M) both North and South. There is also an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle.

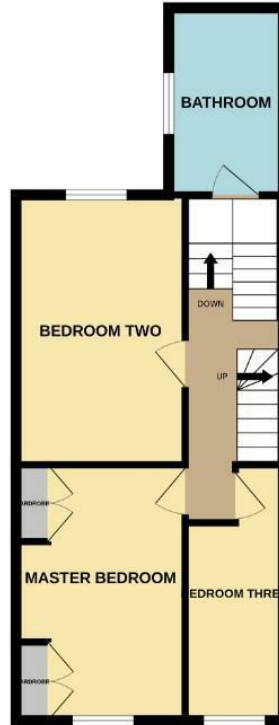
In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Stairs lead up the attic room providing additional storage or use as a home office or play room. Externally the property has on street parking to the front, whilst to the rear there is an enclosed yard with gated access into the back lane.

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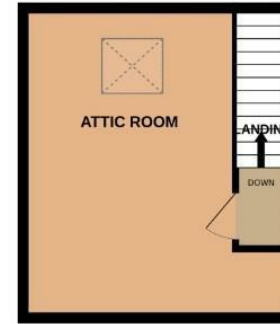
GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

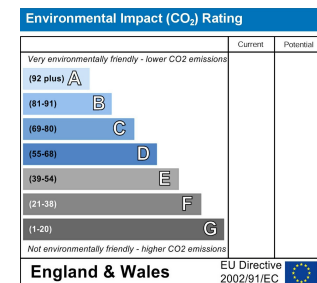
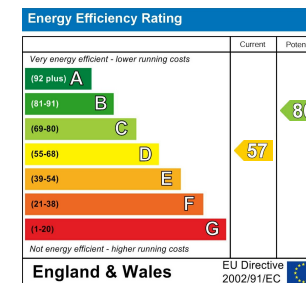


2ND FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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.  
Made with Metroplex v2025.



**Living Room**

13'10" x 11'1"

Bright and spacious living room located to the front of the property, with neutral decor and large bay window to the front elevation.

**Dining Room**

14'6" x 11'1"

The dining room is open plan leading on from the living room, with space for a dining table and chairs, further furniture and window to the rear elevation.

**Kitchen**

17'6" x 6'0"

The kitchen is fitted with a range of gray wall, base and drawer units, splash backs and sink/drainage unit. Space is available for free standing appliances and access to the side leading out into the yard.

**Master Bedroom**

13'11" x 8'0"

The master bedroom provides space for a double bed, with built in wardrobes and window to the front elevation.

**Bedroom Two**

14'6" x 8'6"

The second bedroom is another spacious double bedroom with window to the rear elevation.

**Bedroom Three**

10'8" x 5'2"

The third bedroom is a single room with window to the front elevation.

**Bathroom**

10'0" x 6'0"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

**Attic Room**

16'8" x 10'9"

Stairs lead up the attic room providing additional storage or use as a home office or play room. Skylight to the rear elevation.

**External**

Externally the property has on street parking to the front, whilst to the rear there is an enclosed 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.











