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14 Primrose Hill, Newfield, Bishop Auckland, DL14 8BQ

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Offers In The Region Of £75,900

Beautifully presented, mid terraced property with attic room which enjoys countryside views to the rear. The property is located in Newfield, which is located only approx. 3.3 miles from the neighbouring towns Bishop Auckland and Spennymoor, which allows for access to a range of amenities, from supermarkets, retail stores, food outlets and both primary and secondary schools. There is a public transport system in the area providing access to not only the surrounding towns and villages, but to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance hall leading through into the open plan living room/dining room and kitchen to the ground floor. The first floor contains the two bedrooms and family bathroom, stairs lead to the first floor containing the partially converted attic room. Externally the property has on street parking available to the front, along with a enclosed yard to the rear, with two storage sheds and gated access to the back lane.

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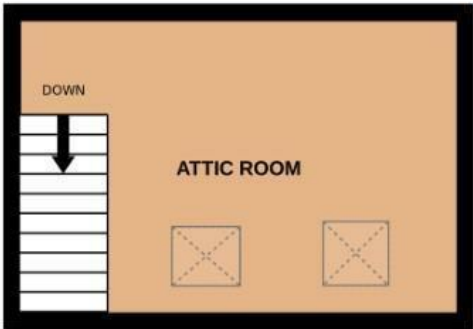
GROUND FLOOR



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

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

Living Room

22'2" x 15'1"
Spacious and bright living room, providing ample space for furniture, fitted with an inset multi fuel stove, and large window to the front elevation providing lots of natural light.

Dining Area

The dining area provides space for a table and chairs, further furniture and French doors.

Kitchen

10'2" x 5'6"
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood and space for further free standing appliances.

Master Bedroom

12'1" x 11'5"
The master bedroom provides space for a king sized bed, built in wardrobes and window to the front elevation.

Bedroom Two

10'5" x 7'8"
The second bedroom is another good size, with window to the rear enjoying countryside views.

Bathroom

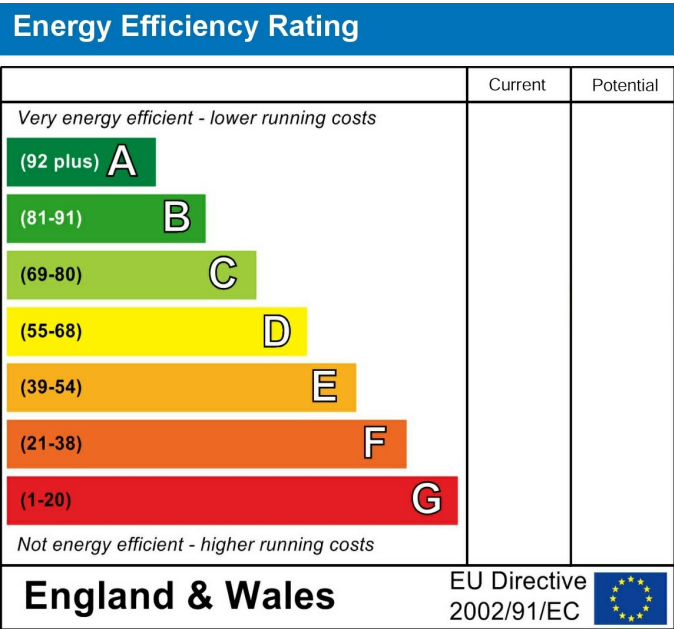
7'7" x 4'7"
The bathroom is fitted with a panelled bath with overhead electric shower, WC and wash hand basin.

Attic Room

16'0" x 9'10"
The attic room is accessed via stairs in the main bedroom, partially converted providing additional storage and two skylights to the rear elevation.

External

Externally the property has on street parking available to the front, along with a enclosed yard to the rear, with two storage sheds and gated access to 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.

