



HUNTERS[®]
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116 Oakley Green, West Auckland, DL14 9JE

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Offers Over £50,000

Two bedroomed, mid terrace property located on Oakley Green in West Auckland. Offered with no onward chain, the property is located just a short distance from local amenities such as the local primary school, convenience stores and local shops. Further facilities are available in the nearby Tindale Retail Park and Bishop Auckland's town centre, including supermarkets, restaurants, high street retail stores and independent stores. There is a regular bus service and both the A68 and A688 are close by, ideal for commuters.

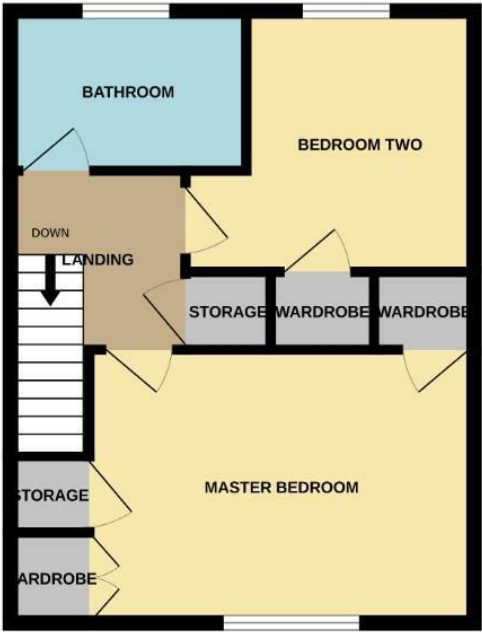
In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally the property has an enclosed garden mainly laid to lawn along with patio area for outdoor furniture.

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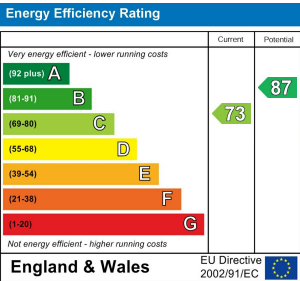
GROUND FLOOR



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

11'5" x 10'9"

Spacious living room located to the front of the property, with ample space for furniture and open plan leading through to the dining room.

Dining Room

8'10" x 7'10"

The dining room provides space for a table and chairs, along with window to the rear overlooking the garden.

Kitchen

9'6" x 8'10"

The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Space is available for free standing appliances and door to the rear leading out into the garden.

Cloakroom

3'11" x 3'3"

Fitted with a WC and wash hand basin.

Master Bedroom

14'5" x 9'10"

The master bedroom provides space for a king sized bed, built in wardrobe and window to the front elevation.

Bedroom Two

11'5" x 8'6"

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

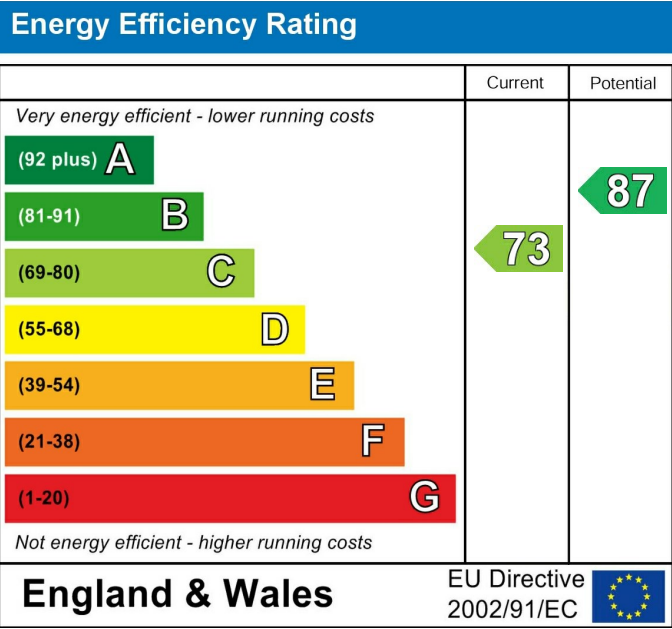
Shower Room

8'10" x 5'10"

The shower room is fitted with a double walk in shower, WC and wash hand basin.

External

Externally the property has an enclosed garden mainly laid to lawn along with patio area for outdoor furniture.



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.

