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Richmond Avenue Bishop Auckland, DL14 6NQ

# 11 Richmond Avenue, Bishop Auckland, DL14 6NQ

## Price £180,000

Beautifully presented three bedroomed, semi detached family home located on Richmond Avenue in Bishop Auckland. The property is within walking distance to local amenities including highly regarded primary and secondary schools. Bishop Auckland's town centre offers access to supermarkets, high street stores, independent shops, restaurants and cafes, whilst the nearby retail park is ever expanding, with a range of popular high street shops, food outlets and a new cinema/bowling complex opening soon. There is an extensive public transport system in the area via both bus or train allows regular access to further afield places, such as; Darlington, Durham, Newcastle or York. For commuters the A688 and A689 are both close by.

In brief the property comprises; an entrance porch leading through into the living room, impressive open plan kitchen/diner and garden room. The garage has been converted to provide a storage area to the front, whilst to the rear there is a utility room with French doors opening into the garden. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a large block paved drive to the front providing ample off street parking. To the rear there is a well maintained garden with patio area ideal for outdoor furniture and steps leading up to the lawned area with shed providing additional storage.

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GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.8 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



**Living Room**

16'4" x 13'1"

The living room is a spacious reception room located to the front of the property, with modern decor, ample space for furniture and inset multi fuel stove. Large window to the front elevation fitted with plantation shutters.

**Kitchen/Diner**

16'4" x 9'10"

Modern fitted kitchen containing a range of contemporary wall, base and drawer units, complementing granite work surfaces, splash backs and sink/drainage unit. It benefits from integrated appliances including, an oven, hob, overhead extractor, fridge/freezer and dishwasher. There is a breakfast bar providing additional seating and space for a dining table and chairs.

**Garden Room**

15'5" x 11'1"

The garden room is a great addition to the property, currently utilised as a formal dining room, however could be used as a further living area overlooking the garden. French doors open out onto the patio area.

**Utility Room**

11'9" x 8'2"

The utility room accessed by French doors in the garden, fitted with a further range of units providing further storage, along with space for further free standing appliances.

**Master Bedroom**

13'1" x 9'10"

The master bedroom is a spacious double bedroom with built in wardrobes and window to the front elevation.

**Bedroom Two**

10'9" x 8'2"

The second bedroom is a further double bedroom with built in storage cupboard and window to the rear elevation.

**Bedroom Three**

9'10" x 6'6"

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

**Bathroom**

7'10" x 5'6"

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

**External**

Externally the property has a large block paved drive to the front providing ample off street parking. To the rear there is a well maintained garden with patio area ideal for outdoor furniture and steps leading up to the lawned area with shed providing additional storage.

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.















