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Salisbury Place Bishop Auckland, DL14 7NB

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Price £128,000

Chain free three bedroomed, family home located on Salisbury Place in Bishop Auckland. Situated in a central location within Bishop Auckland it offers easy access to a variety of local amenities nearby from supermarkets to healthcare services, primary and secondary schools as well as retail stores and restaurants. For commuters the A688 is nearby and 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 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 living room, dining room, kitchen and utility to the ground floor. Whilst the first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has on street parking available to the front, whilst to the rear there is an enclosed yard with gated access into the separate garden.

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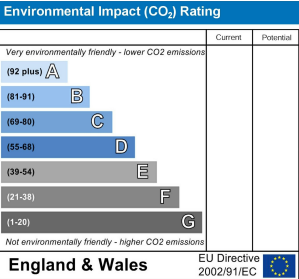
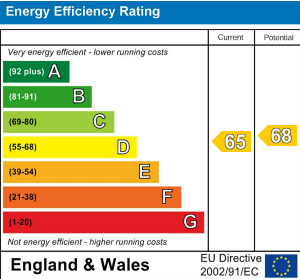
GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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Living Room

14'3" x 13'5"

Bright and spacious living room located to the front of the property, with ample space for furniture, space for an electric fire with feature surround and large bay window to the front elevation.

Dining Room

14'1" x 13'1"

The second reception room is another good size, with log burner and plenty of room for a table and chairs, further furniture and open plan leading into the kitchen.

Kitchen

15'5" x 9'6"

The kitchen contains a range of modern units along with complementing wooden work surfaces, splash backs and sink/drainage unit. Benefiting from a fridge/freezer, integrated oven, hob, overhead extractor and dishwasher, along with space for further free standing appliances.

Utility

6'2" x 3'11"

The utility room provides space for additional storage and further appliances.

Master Bedroom

12'1" x 10'9"

The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

12'4" x 10'9"

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

Bedroom Three

12'1" x 5'10"

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

Bathroom

10'7" x 9'2"

The bathroom is fitted with a free standing bath, large corner shower cubicle, WC and wash hand basin.

External

Externally the property has on street parking available to the front, whilst to the rear there is an enclosed yard with gated access into the separate garden.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.







