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11 Park Avenue, Coundon Gate, DL14 8QH

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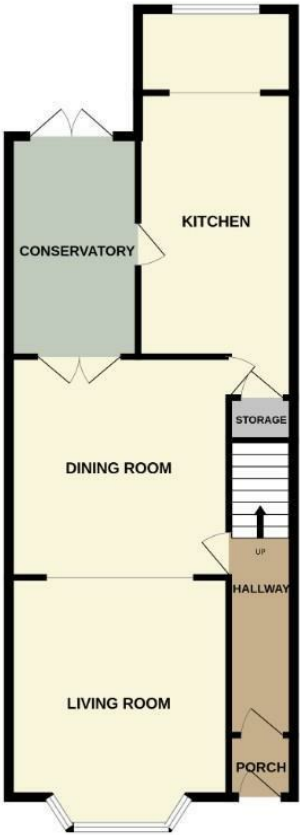
Price £120,000

Deceptively spacious three bedroomed family home located on Park Avenue. The property benefits from a converted loft space, now used as a great sized master bedroom with private ensuite. Pleasantly positioned on the outskirts of Bishop Auckland, this property has access to a range of local amenities such as supermarkets, schools, restaurants, popular high street retail stores as well as healthcare services. There is an extensive public transport system in the area providing regular access to Durham, Darlington and Newcastle. Both the A688 and A689 are nearby, ideal for commuting.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen and conservatory to the first floor. The first floor consists of the second and third bedrooms along with the family bathroom. Stairs ascend to the master bedroom with ensuite. Externally, the property has a walled courtyard to the front with on street parking available. To the rear, there is an enclosed yard with large storage shed.

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GROUND FLOOR



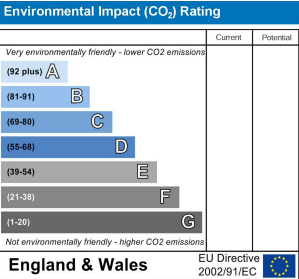
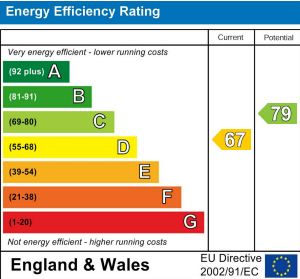
1ST FLOOR



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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Living Room

13'1" x 13'5"

Spacious and bright living room located to the front of the property which benefits from neutral decor, multi-fuel stove and large bay window which provides natural light.

Dining Room

13'1" x 13'1"

Open plan from the living room, the dining area is another well-sized reception room with plenty of space for a table and chairs, further furniture, modern radiator and French doors leading into the conservatory.

Kitchen

17'4" x 8'2"

The modern kitchen is fitted with a range of white, high gloss wall, base and drawer units, contrasting work surfaces, sink/drainers, integrated gas hob, electric oven, overhead extractor hood and breakfast bar. Large window to the rear elevation.

Conservatory

13'1" x 6'10"

Bright conservatory located to the rear of the property with neutral decor and French doors leading into the yard.

Bathroom

15'5" x 8'2"

The family bathroom is fitted with a roll-top free standing bath, corner shower cubicle, wash hand basin and WC. Frosted window to the side elevation.

Bedroom Two

13'1" x 13'5"

The second bedroom is a generous size with ample space for king-sized bed and further furniture, benefiting from fitted wardrobes and window to the front elevation.

Bedroom Three

13'1" x 10'2"

Spacious third bedroom with space for a double bed and further furniture and window to the rear elevation.

Master Bedroom

19'8" x 11'1"

Stairs ascend to the converted loft space which boasts the fantastic master bedroom. A sizable bedroom which offers room for a king-sized bed and further furniture with fitted wardrobes and feature exposed ceiling beams. Dual windows to the rear elevation and skylight to the front both provide plenty of natural light throughout.

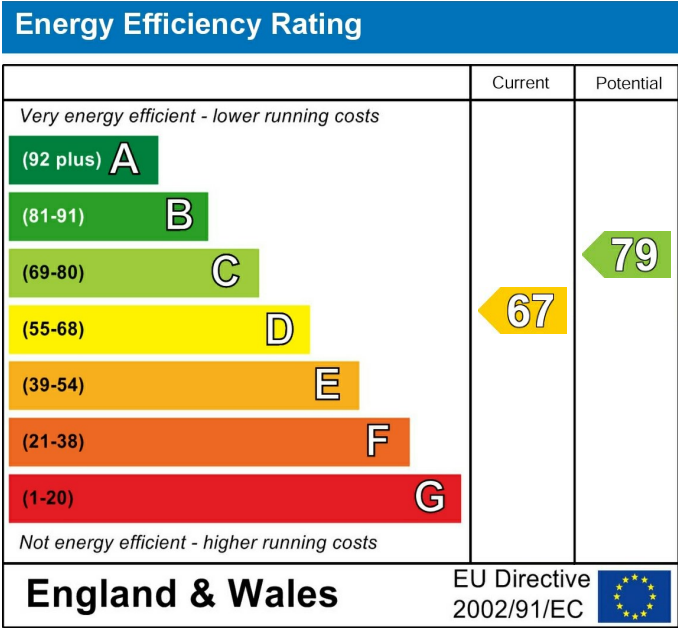
Ensuite

4'11" x 11'5"

Modern ensuite wetroom to the master bedroom with overhead shower, heated towel rail, wash hand basin and WC with window to the front elevation.

External

Externally, the property has a walled courtyard to the front with on street parking available. To the rear, there is an enclosed yard with large storage shed.



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.



