



HUNTERS[®]
HERE TO GET *you* THERE

Westerton Road Leeholme, Bishop Auckland, DL14 8HE

Westerton Road Leeholme, Bishop Auckland, DL14 8HE

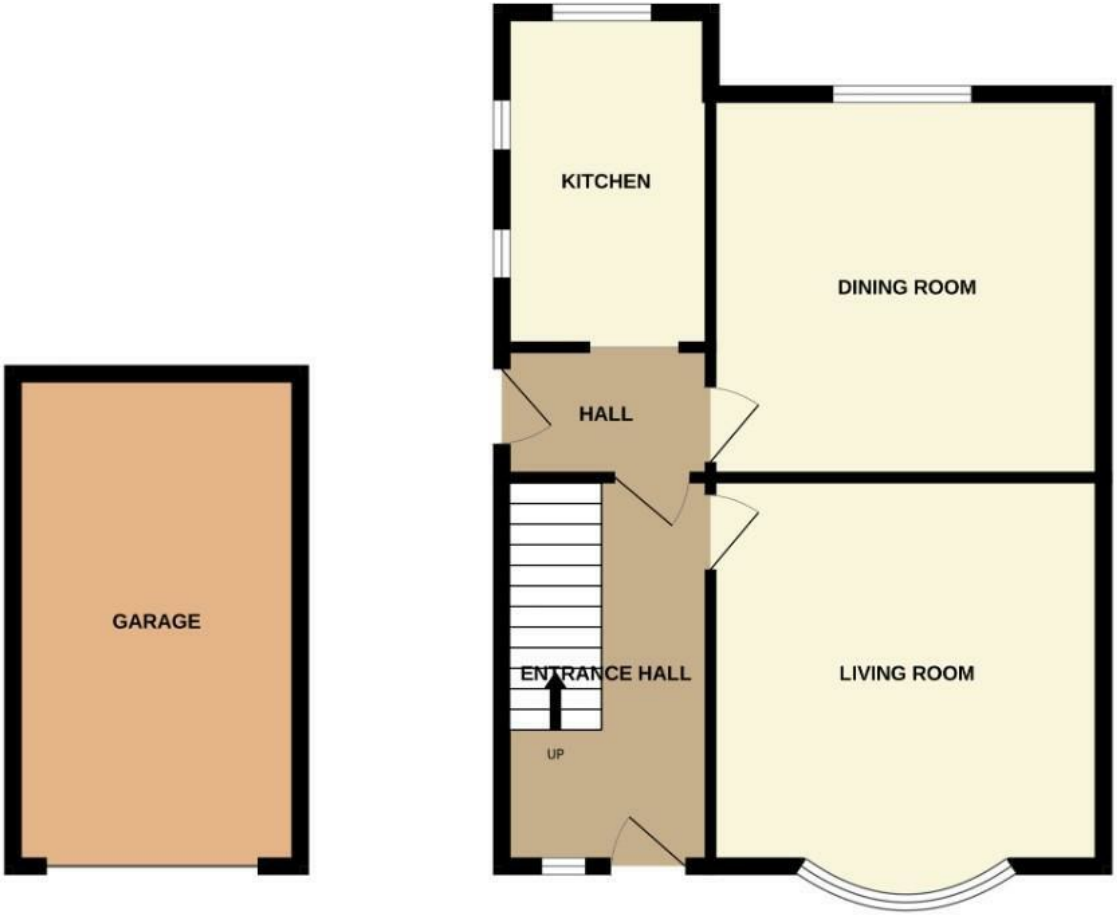
Offers In Excess Of £160,000

Spacious three bedroomed semi-detached property pleasantly situated on Westerton Road. The property benefits from a large dual length driveway, single garage and scenic countryside views. Located on the outskirts of the village, the property has access to a range of local amenities including primary schools and convenience stores. Leeholme is only approx. 3 miles from Bishop Auckland's town centre, which provides access to a vast array of further amenities such as supermarkets, restaurants, popular high street stores and also both primary and secondary schools. For commuters the A689 is nearby which 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 neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle.

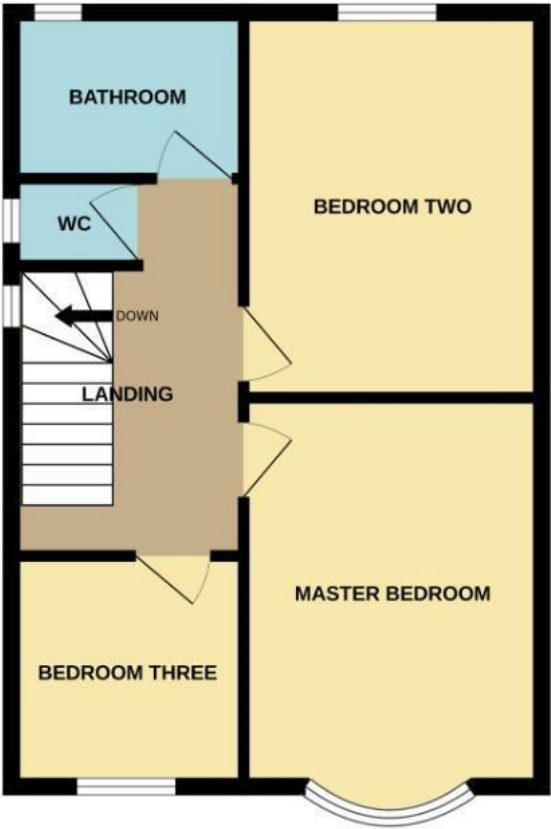
In brief, the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, the property has an enclosed front garden mainly laid to lawn with well established flowers, bushes and shrubbery, and the gated dual length drive leads to the single garage. To the rear, the property has a low maintenance gravelled yard.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

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.
Made with Metropix ©2025

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

13'1" x 12'11"

Generously sized living room with plenty of room for furniture, benefiting from an electric fire with feature surround and large bay window to the front elevation providing scenic country views.

Dining Room

12'9" x 12'5"

Another well sized reception room providing space for a table and chairs, along with further furniture, benefiting from electric fire with feature surround and window to the rear elevation.

Kitchen

15'6" x 6'11"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces and sink/drainers. Space is available for a free standing oven/hob and further appliances along with plumbing for a washing machine.

Master Bedroom

12'11" x 9'10"

Bright and spacious master bedroom located to the front of the property offering plenty of space for a king-sized bed and further furniture, benefiting from fitted storage cupboards and large bay window providing ample natural light.

Bedroom Two

12'9" x 9'10"

The second bedroom is another well proportioned room with ample space for furniture, fitted wardrobes and window to the rear elevation.

Bedroom Three

7'7" x 6'6"

The third bedroom is a single room benefiting from neutral decor and window to the front elevation.

Bathroom

7'6" x 5'6"

The family bathroom is fitted with a corner shower cubicle, wash hand basin set within a vanity unit and airing cupboard.

W/C

4'3" x 2'11"

Separate W/C.

External

Externally, the property has an enclosed front garden mainly laid to lawn with well established flowers, bushes and shrubbery, and the gated dual length drive leads to the single garage. To the rear, the property has a low maintenance gravelled yard.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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.







