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Ravensworth Avenue Bishop Auckland, DL14 6AZ



# Ravensthorpe Avenue Bishop Auckland, DL14 6AZ

£80,000

Spacious three bed roomed mid-terraced property offered to the market for sale. With the added benefit of a new bathroom, this well-presented property is located on Ravensthorpe Avenue in a great town centre location, situated just a short distance from local amenities including supermarkets, schools, high street shops, cafes and restaurants. The ever expanding Tindale retail park is only approx. 1.6 miles away and provides access to further amenities including supermarkets, high street stores, retail shops, food outlets and the new cinema/bowling/shopping complex opening in summer 2024. There is an extensive public transport system in the area providing access to neighbouring towns and villages as well as further afield places including 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 floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, there is on street parking to the front, while to the rear, there is a low maintenance enclosed yard with new fencing and gate which leads into the back lane.

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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(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	

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 12'6"

Bright and spacious living room located to the front of the property offering plenty of space for furniture, neutral decor and large window to the front elevation.

### Dining Room

13'9" x 12'8"

Well-sized dining room with plenty of space for a dining table and chairs, feature fire surround and French doors leading into the rear yard.

### Kitchen

14'1" x 6'4"

The kitchen is fitted with a range of cream shaker style wall, base and drawer units, complementing wood effect work surfaces, tiled splash backs, sink/drain, integrated electric oven, has hob and overhead extractor hood. Space is available for further free standing appliances and plumbing for a washing machine. Patio door leads into the rear yard.

### Master Bedroom

13'5" x 8'6"

The master bedroom is a generous size with ample room for a king-sized bed and further furniture, benefiting from neutral decor, dual storage cupboards and window to the front elevation.

### Bedroom Two

14'1" x 9'10"

The second bedroom is another good size with space for a double bed and further furniture, neutral decor and window to the rear elevation.

### Bedroom Three

9'10" x 5'10"

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

### Bathroom


13'1" x 6'4"

Recently modernised bathroom fitted with a double walk in shower cubicle, wash hand basin and WC. Frosted window to the side elevation.

### External

Externally, there is on street parking to the front, while to the rear, there is a low maintenance enclosed yard with new fencing and gate which leads into the back lane.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</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		
<b>England &amp; Wales</b>	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.











