



Watling Road, Bishop Auckland, DL14 6RR
4 Bed - House - Semi-Detached
£235,000

ROBINSONS
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Watling Road Bishop Auckland, DL14 6RR

Robinsons are delighted to offer for sale this extremely well presented and spacious four bedroom semi detached property, positioned in a sought after area of Bishop Auckland. The property is located within close proximity of schools, amenities and excellent transport links with the A688 trunk road giving access to the A1M for travel North and South.

The property benefits from uPVC double glazing throughout and gas central heating and the accommodation on offer briefly comprises: entrance hall, lounge, extended dining room, good sized conservatory, kitchen and utility room to the ground floor. To the first floor there are four bedrooms (three doubles and one single) and family bathroom. Externally there are extensive gardens to the front and rear gardens, driveway with ample parking space and a single garage.

This family home is sure to attract a wide range of interest and is hugely deserving of an internal inspection to appreciate the size, location and presentation of the accommodation on offer.

Energy Efficiency Rating D | Council Tax band D | Tenure Freehold.

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Hall

Entered via a uPVC door from the front and with delft rack and stairs leading to the first floor.

Lounge

11'6" x 11'4" (3.51 x 3.46)

With feature fire surround having marble effect inset and hearth and housing a pebble effect electric fire, uPVC double glazed bay window to the front and walk through to the dining room.

Dining Room

17'10" x 11'6" (5.45 x 3.51)

With feature fire surround having marble inset and hearth and housing an electric fire, and uPVC patio doors leading to the conservatory.

Conservatory

12'11 x 11'7 maximum (3.94m x 3.53m maximum)

UPVC double glazed with dwarf walls, tiled flooring and patio doors leading to the rear garden.

Kitchen

14'1" x 5'10" (4.3 x 1.8)

Galley style and fitted with a comprehensive range of wall and base units having contrasting worktops incorporating sink unit with mixer tap, electric hob with extractor hood and eye level double oven, tiled splash backs and uPVC double glazed window to the rear.

Utility

9'6" x 9'2" (2.9 x 2.8)

Fitted with worktops and base unit, space and plumbing for an automatic washing machine and tumble dryer, pedestrian door to the garage and uPVC double glazed window and door to the rear.

FIRST FLOOR

Landing

With loft access.

Bedroom 1

23'7" x 9'6" (7.2 x 2.92)

A fabulous sized room with dual aspect uPVC double glazed windows and dado rail.

Bedroom 2

11'7" x 11'4" (3.54 x 3.47)

With uPVC double glazed bay window to the front.

Bedroom 3

12'7" x 11'7" (3.85 x 3.54)

With uPVC double glazed window to the front.

Bedroom 4

6'2" x 5'10" (1.9 x 1.8)

Currently used as a dressing room and with uPVC double glazed window to the front.

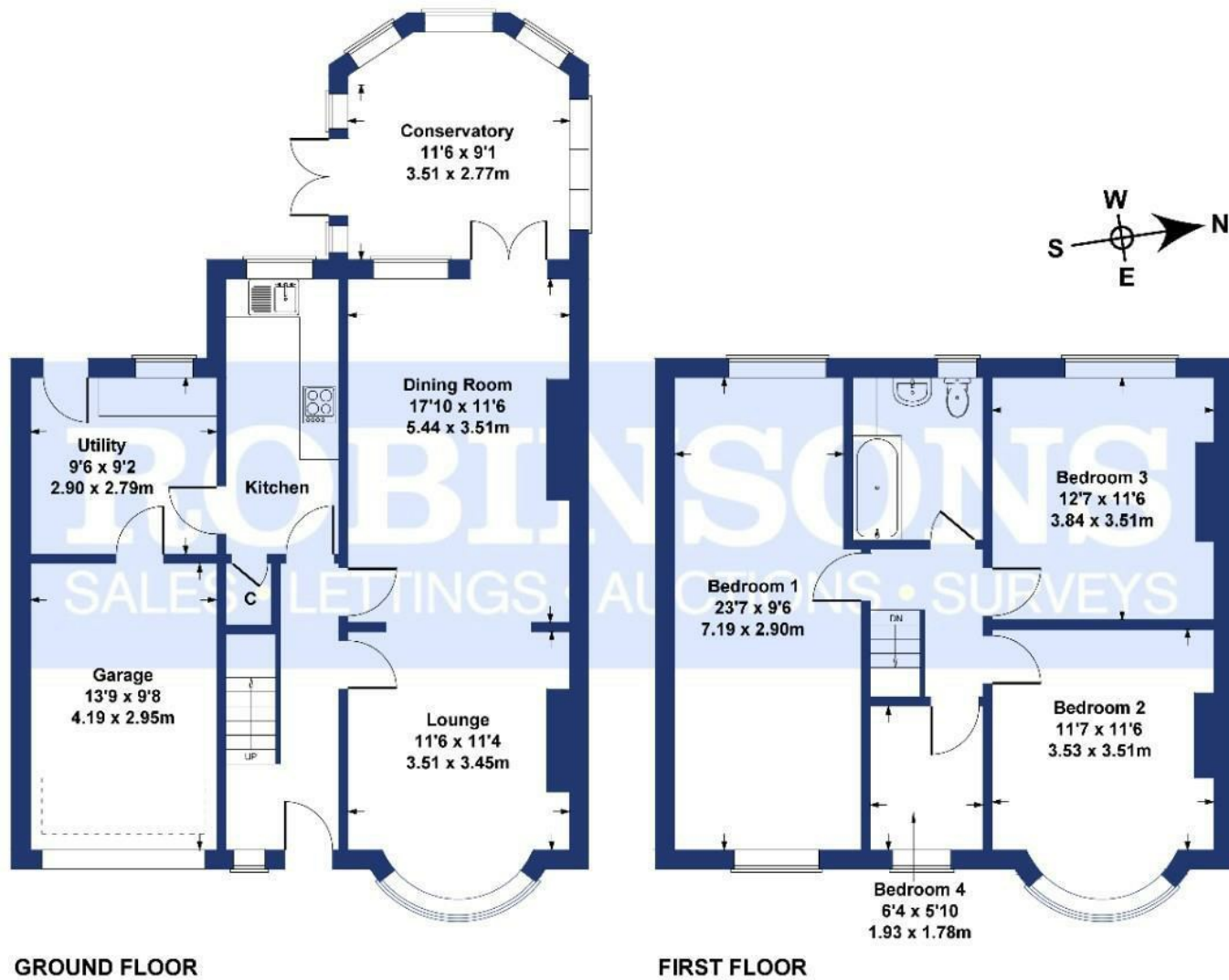
Bathroom

Fitted with a modern bathroom suite comprising panelled 'P' shaped bath with shower over, wash basin and low level WC set into vanity unit, tiled flooring and splash backs and uPVC double glazed window to the rear.

EXTERNAL

To the front there is a paved driveway allowing parking for at least two vehicles and leading to an integral single garage . The rear garden is a substantial size, mainly laid to lawn with paved and gravelled patio areas, and well stocked borders and fruit trees.

Watling Road
 Approximate Gross Internal Area
 1635 sq ft - 152 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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