



VENTURE
PLATINUM

St. Andrews Road | Bishop Auckland
Asking Price £360,000



Don't miss your chance to make this beautiful property your new home. Contact us today to arrange a viewing. Located in a sought-after area of Bishop Auckland, Co Durham. The property is in excellent condition and boasts many unique features such as period fireplaces, an open staircase, and bay windows, making it the perfect family home with a charming, double fronted aspect.

Upon entering the property, you will be greeted by a grand hallway leading to the first reception room, complete with a beautiful bay window and an elegant original feature marble fireplace. The second reception room also features a bay window and an original marble fireplace, providing a cosy and inviting atmosphere for relaxation or entertaining guests.

The kitchen is a true highlight of this property, featuring a charming feature brick inglenook cooking area, modern underfloor heating and modern cream units. It provides ample space for culinary activities and is the perfect place to enjoy family meals. There is also a utility room.

The property offers three spacious bedrooms, each with its own unique features. The master bedroom is flooded with natural light and offers built-in wardrobes for added convenience. It also boasts a lovely bay window, adding charm and character to the room. Bedroom two also benefits from an original feature fireplace and a bay window, while bedroom three features an original charming feature fireplace.

The property further benefits from two well-appointed bathrooms. The first bathroom (downstairs) features a double shower cubicle, while the second master bathroom boasts a luxurious free-standing bath, modern underfloor heating and walk-in wet room shower.

Outside, the property offers a mature private garden, spanning three sides of the house. It is perfect for outdoor activities and provides a tranquil space for relaxation. A garage and an extensive drive complete the property, offering ample parking space for multiple vehicles.

Ground Floor

Entrance Porch

At the side of the property with entrance door leading into a stunning hallway.

Hallway

A grand, stunning entrance hallway in the heart of the home with feature spindle open staircase to first floor, picture rail and central heating radiator.

Lounge 5.513 x 5.061 (18'1" x 16'7")

A large spacious family living room having a feature single glazed bay window to front, dado rail and coving, central heating radiator and a large original feature marble fireplace with open fire.

Dining Room 4.910 x 4.767 (16'1" x 15'7")

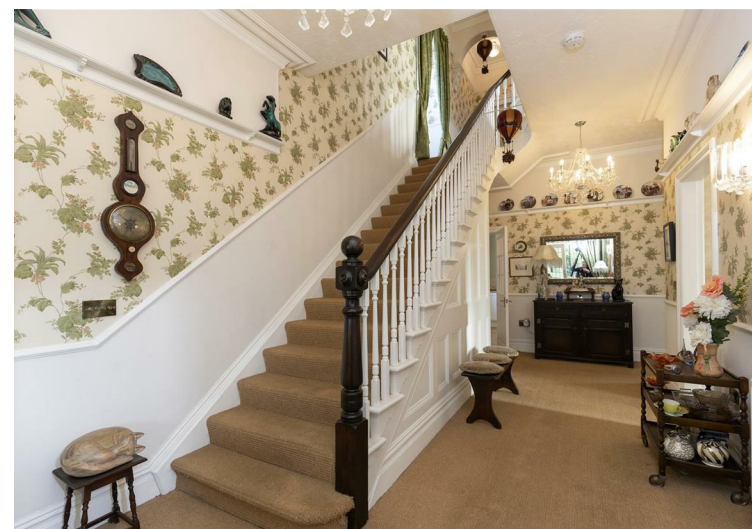
Having feature single glazed bay window to front, dado rail and coving, central heating radiator and large marble fireplace with open fire.

Kitchen 3.844 x 3.413 (12'7" x 11'2")

Fitted with a modern well equipped kitchen comprising of cream wall and base units with contrasting work surfaces over, modern underfloor heating, stainless steel sink unit with mixer tap, space for gas oven in a feature brick inglenook cooking area giving the kitchen a lovely feel, tiled splash backs and window to rear.

Utility Room

Situated next to the kitchen and has ample space for fridge freezer and appliances also includes a wall mounted gas boiler.





Ground Floor WC/Shower Room

The shower room offers a modern fitted suite with a double shower cubicle having mains shower over, wc and wash hand basin set to vanity unit.

First Floor

Landing

Large traditional landing with feature bay window and central heating radiator and large storage cupboard.





Bedroom One 5.250 x 4.067 (17'2" x 13'4")

A spacious main bedroom with fitted wardrobes and dressing table, central heating radiator and walk in bay window to front.

Bedroom Two 4.982 x 4.475 (16'4" x 14'8")

Again a good sized double bedroom with an original feature fireplace, central heating radiator and walk in bay window to front.

Bedroom Three 4.020 x 2.854 (13'2" x 9'4")

With original feature fireplace, central heating radiator and window to side.

Bathroom/WC

Family sized masterbathroom is fitted with a white four piece suite having lovely free standing bath, modern underfloor heating and walk-in wet room shower, wc and wash hand basin.



Exterior

Outside, the property offers a mature private garden, spanning three sides of the house. It is perfect for outdoor activities and provides a tranquil space for relaxation. A garage and an extensive drive complete the property, offering ample parking space for multiple vehicles.

Garage

There is a detached garage to the rear.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9327-2823-7295-9695-7265>

EPC Grade F

Agents Note

This property is currently unregistered, it will undergo first registration with the Land Registry during conveyancing.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband is available (Highest available download speed 80 Mbps, Highest available upload speed 20 Mbps)

Mobile Signal/coverage: Likely with O2 and Vodafone

Council Tax: Durham County Council, Band: D. Annual price: £2,412.77 (Maximum 2024)

Energy Performance Certificate Grade F

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: High risk of surface water flooding, Very low risk of flooding from rivers and the sea

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.





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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.