



VENTURE  
PLATINUM

Oakland Rise | Bishop Auckland  
£285,000



An IMMACULATE beautifully presented FOUR BEDROOM DETACHED property meeting the criteria for any family with the bonus of garaging, OFF ROAD PARKING and ENCLOSED GARDEN as well as spacious accommodation on offer.

Although this property is relatively new the current vendors have changed so many aspects of this property and upgraded fixtures and fittings from the builders specification. There is a dual heating system so this can be managed between ground floor and first floor.

In brief comparing entrance hall, lounge, kitchen diner with breakfast bar seating, utility and WC. To the first floor four bedrooms plus master En Suite and family bathroom. Externally there is off road parking for two vehicles, access to a garage and enclosed garden to the rear.

You really must view this property to appreciate the overall condition and style - you are sure to fall in love. Please call us today.

### Entrance Hallway

Accessed via a composite entrance door, stairs rise to the first floor and a door into the garage and lounge.

### Lounge 5.148 x 3.007 (16'10" x 9'10")

Located to the front elevation of the property a beautifully presented room with feature wall beaded panelling, central heating radiator and UPVC window. There is access to a useful understand storage cupboard and porcelain floor tiles run throughout this room to tie in perfectly with the decoration.

### Kitchen/Dining Room 3.970 x 5.392 (13'0" x 17'8")

A lovely appointed room with both break bar seating and ample space for a family dining table and chairs.

The kitchen area is fitted with a range of sage green base and wall units, larder cupboards for additional storage, integrated eye level oven, four burner gas hob and extraction hood over, fridge, freezer, dishwasher and microwave. Ceramic one and half bowl sink unit with drainer and finished beautifully either brushed gold fittings.

Ceiling spot lights, UPVC window, central heating radiator, UPVC patio doors to the rear garden and the ceramic tiled flooring continues.

### Utility Room 2.145 x 2.756 (7'0" x 9'0")

Fitted with the same base units as the kitchen, one and half bowl sink unit with under counter space and plumbing for washing machine and tumble dryer. Door to the side of the property, extraction fan, central heating radiator and the tiled flooring runs into this space also.

### Cloakroom/wc

A modern WC with feature wall panelling and contrasting wall paper, obscured UPVC window, WC and wash hand basin with central heating radiator

### First Floor

#### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and the loft. Central heating radiator.





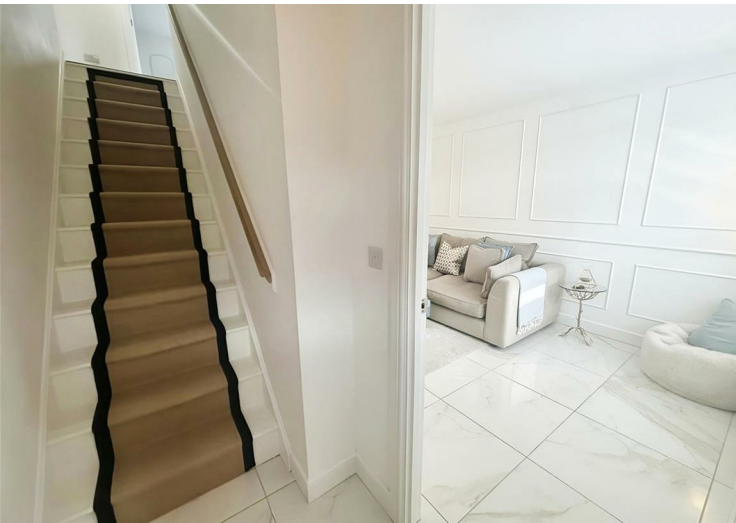
**Bedroom One 4.076 x 3.347 (13'4" x 10'11")**

Located to the front elevation of the property having UPVC window, central heating radiator, feature wall paper and grey wood effect laminate flooring.

**En-Suite**

Fitted with shower, WC and wash hand basin, partial tiling, ceiling spot lights and central heating radiator.





**Bedroom Two 3.868 x 3.603 max (12'8" x 11'9" max)**

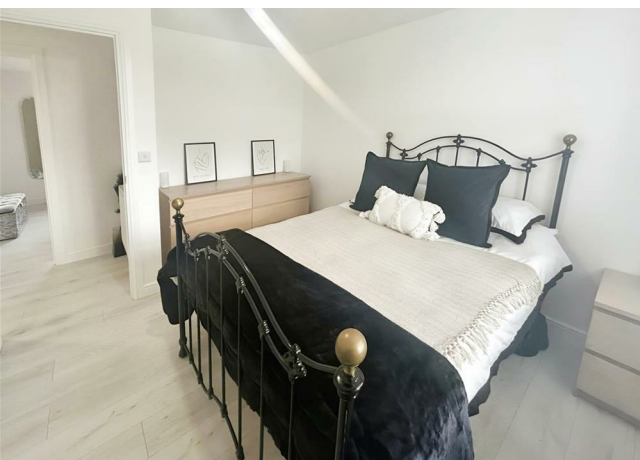
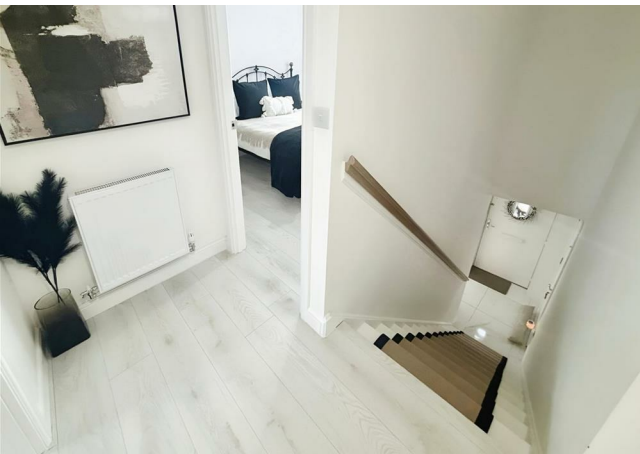
Located to the rear elevation of the property having UPVC window and central heating radiator. There is ideal space to add fitted wardrobes if required.

**Bedroom Three 3.015 x 3.507 max (9'10" x 11'6" max)**

Located to the front elevation of the property having UPVC window and central heating radiator. Again, an ideal space to add fitted wardrobes if required

**Bedroom Four 3.818 x 3.257 max (12'6" x 10'8" max)**

The current vendors currently utilise this room as a walk in wardrobe but is still a good size fourth bedroom with UPVC window and central heating radiator.



### **Bathroom/wc**

Having bath, WC, wash hand basin, partially tiling, obscured UPVC window, extraction fan, central heating radiator and ceiling spot lights.

### **Garage 3.220 x 5.969 (10'6" x 19'6")**

Having up and over door, power and lighting. The gas central heating boiler can also be found here.

### **Exterior**

To the front of the property is a block paved driveway allowing off road parking for two vehicles and an area of lawn.

Whilst to the rear is an enclosed garden mainly laid to lawn bounded by fencing with a paved seating area.

### **Agents Notes**

Please note that this property owns half of the access road at the front of the property. More information can be obtained and clarified through solicitors.

### **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/2511-3004-1301-3412-6204>

EPC Grade B

### **Other General Information**

Tenure: Freehold

Gas and Electricity: Mains (electric smart meter)

Sewerage and water: Mains (Metered)

Broadband: Ultrafast Available Highest available download speed 940 Mbps Highest available upload speed 940 Mbps

Mobile Signal/coverage: Likely to be good with EE, Vodaphone and O2

Council Tax: Durham County Council, Band: D Annual price: £2,320.54 (Maximum 2024)

Energy Performance Certificate Grade B

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: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

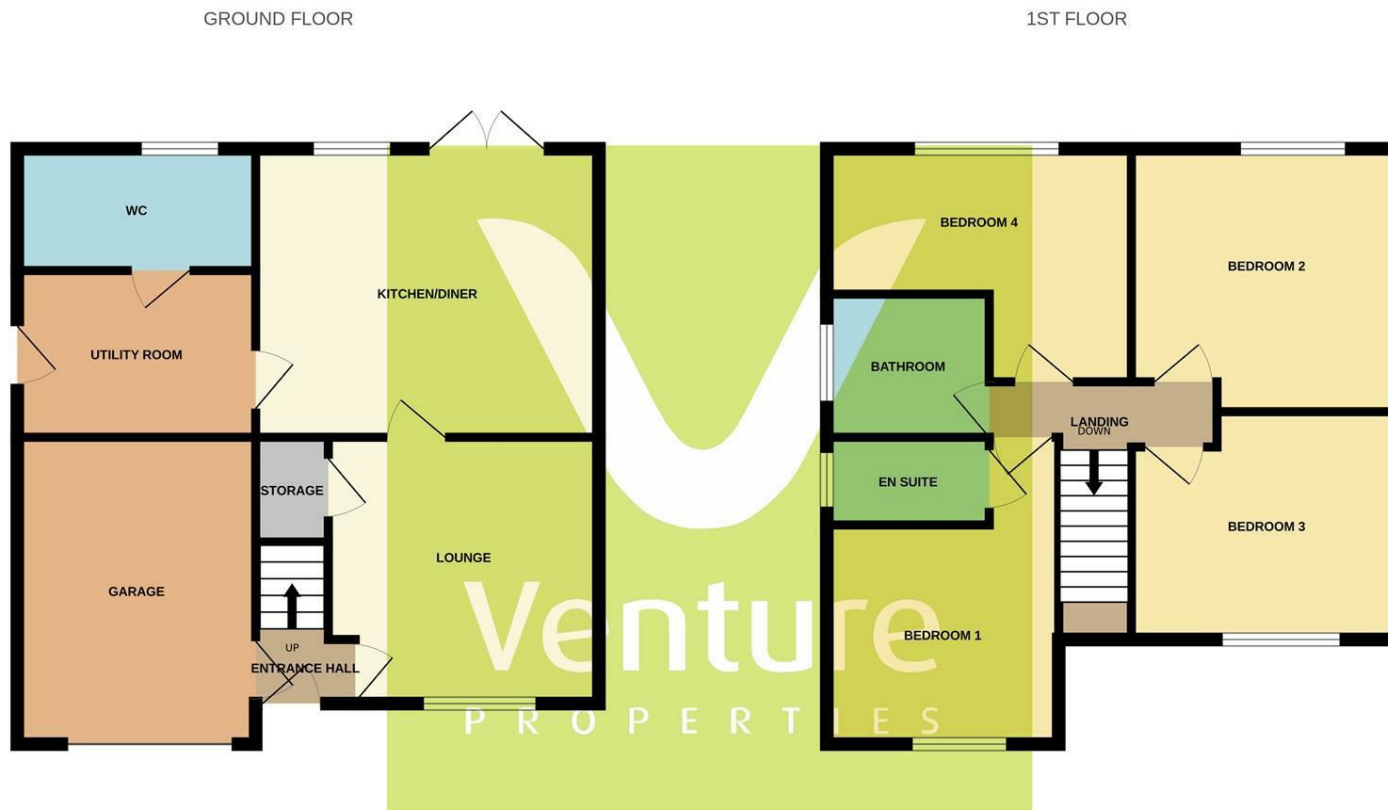
### **Disclaimer**

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# 3 Oakland Rise | Bishop Auckland



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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.

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