



Dixon Way

Bishop Auckland DL14 8NH

Chain Free £115,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Dixon Way

Bishop Auckland DL14 8NH



- CHAIN FREE
- EPC Grade C
- Views

- Four Bedroom Town House
- Lounge
- Gas Central Heating

- Kitchen Diner
- Enclosed Garden
- UPVC Double Glazed

This delightful semi-detached house on Dixon Way offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The property boasts a warm and inviting atmosphere, with plenty of natural light flowing through the rooms, enhancing the overall appeal.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The semi-detached design offers a sense of privacy while still being part of a vibrant community.

This property presents a wonderful opportunity for those looking to settle in a lovely area of Bishop Auckland. With its generous living space and practical layout, it is sure to meet the needs of modern living. Don't miss the chance to make this charming house your new home.

Ground Floor

Entrance

Access into entrance hall stairs rise to the first floor. Central heating radiator

Bedroom One

11'10" x 13'8" (3.626 x 4.167)

Located on the ground floor having UPVC window, central heating radiator and access to a useful understand cupboard

Ensuite/WC

Fitted with a three piece suite comprising double shower cubicle, WC and wash hand basin. Central heating radiator and extraction fan.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and a storage cupboard housing part of the central heating system.

Kitchen Diner

Fitted with. Are and wall units, laminate work surfaces over and matching up stand and sink unit with UPVC window above. Integrated electric over, gas hob and extraction fan over with ample space for free standing appliances plus a family dining table if required. UPVC patio doors leading to the rear garden. Central heating radiator.

Utility

5'2" x 4'1" (1.596 x 1.260)

Under counter space and plumbing for a washing machine and central heating radiator

Lounge

12'9" x 15'0" (3.910 x 4.588)

Located to the front elevation of the property having far reaching views via UPVC window and UPVC patio doors, stairs rise to the first floor and a central heating radiator.

Second Floor

Bedroom Two

9'8" x 15'0" (2.971 x 4.591)

Located to the front elevation of the property having two UPVC windows, central heating radiator and access to a useful storage cupboard.

Bedroom Three

9'5" x 8'6" (2.891 x 2.611)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Jack & Jill Bathroom/WC

Accessed from both bedroom two and three fitted with a three piece suite comprising bath with shower head over, WC, wash hand basin, central heating radiator, extraction fan and obscured UPVC window.

Bedroom Four

6'3" x 9'4" (1.918 x 2.847)

Also located to the rear elevation of the property having UPVC window and central heating radiator.

Exterior

To the front of the property is an enclosed low maintenance slated garden area whilst to the rear is a split level garden. An area laid to lawn and the remainder gravelled and raised decked seating area with hard standing for a shed.

There are two designated car parking spaces to the rear of the property.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0099-3049-4205-9615-9200>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking to your provider
Council Tax: Durham County Council, Band: C Annual price: £2,165.39 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

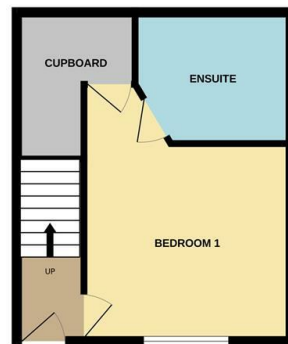
Energy Performance Certificate Grade C

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 and flooding from the rivers and the sea

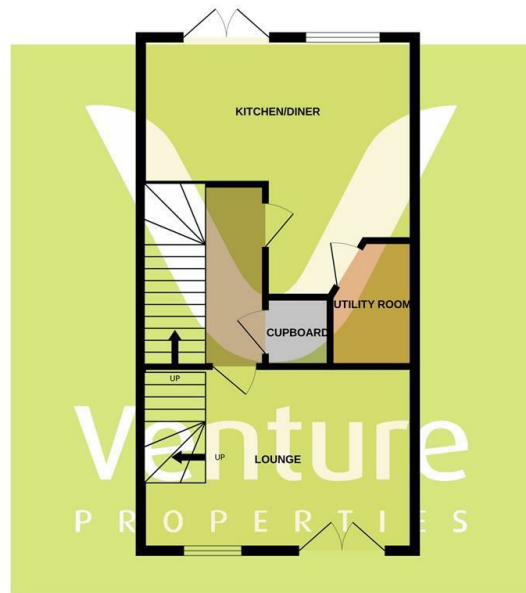
Disclaimer

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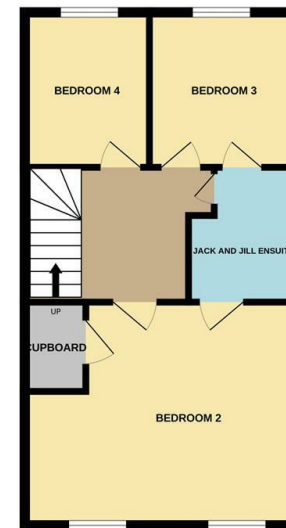
GROUND FLOOR



1ST FLOOR



2ND 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.
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Property Information

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