



Westfield Road

Bishop Auckland DL14 6AE

Chain Free £180,000





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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Westfield Road

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- Three Bedroom Semi Detached
- ECP Grade D
- CHAIN FREE

- Traditional Layout
- Gallied Kitchen To Rear
- First Floor Bathroom

- Two Reception Rooms
- Rear Enclosed Garden
- Close To Local Amenities

Situated in the popular residential area of Westfield Road, Bishop Auckland, this charming chain-free semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a traditional design and offers a comfortable living space with two inviting reception rooms, perfect for both relaxation and entertaining guests.

The house features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

The front of the property adds to its appeal, offering a welcoming entrance that enhances the overall charm of this delightful home. With its prime location in a respected neighbourhood, this property is not only a wonderful place to live but also a sound investment for the future.

This semi-detached house is ready for you to make it your own, providing a blank canvas for personalisation and modernisation. Do not miss the chance to view this lovely home in Bishop Auckland, where comfort and convenience await.

GROUND FLOOR

Entrance Hallway

Via upvc door, stairs to first floor.

Lounge

14'5" x 12'5" (4.410 x 3.803)

Having upvc double glazed bay window to front and central heating radiator.

Dining room

13'5" x 11'10" (4.112 x 3.627)

Having central heating radiator and uPVC double glazed window to rear.

Kitchen

18'5" x 7'4" (5.615 x 2.248)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated electric hob and separate eye level double oven, stainless steel sink unit, plumbing for washing machine, under stairs storage cupboard and windows to rear.

FIRST FLOOR

Landing

Via open spindle staircase, upvc double glazed window to side

Bathroom/WC

Fitted with a P shaped bath, wc, wash hand basin set to vanity unit and heated towel rail.

Bedroom One

15'0" x 12'0" (4.582 x 3.681)

Having central heating radiator and uPVC double glazed bay window to front

Bedroom Two

13'2" x 12'0" (4.038 x 3.669)

Having central heating radiator and uPVC double glazed window to rear.

Bedroom Three

8'8" x 7'6" (2.649 x 2.291)

Having central heating radiator and uPVC double glazed window to front.

Externally

To the front is a enclosed garden area, whilst to the rear is a further good sized enclosed garden laid to lawn.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8895-9027-5229-8306-3963>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000

Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We would recommend you speak to your provider

Council Tax: Durham County Council, Band: C. Annual price: £2,262.37 (Maximum 2024)

Energy Performance Certificate Grade D

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 flooding from the rivers and sea and surface water flooding

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

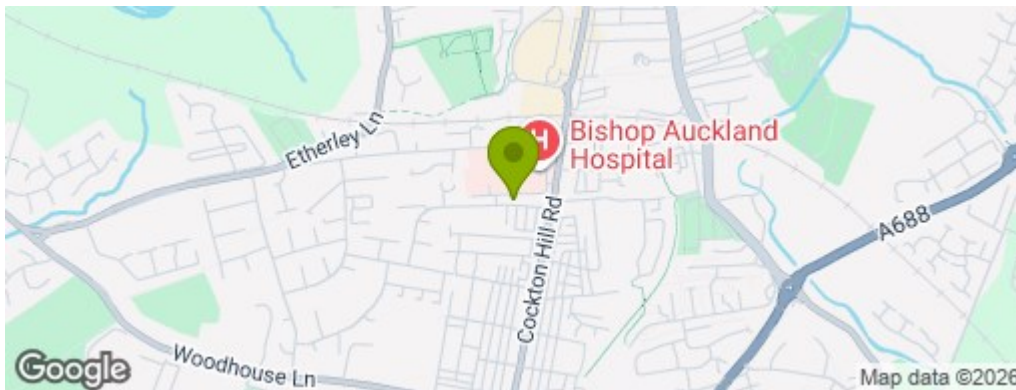
GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) approx.

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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