

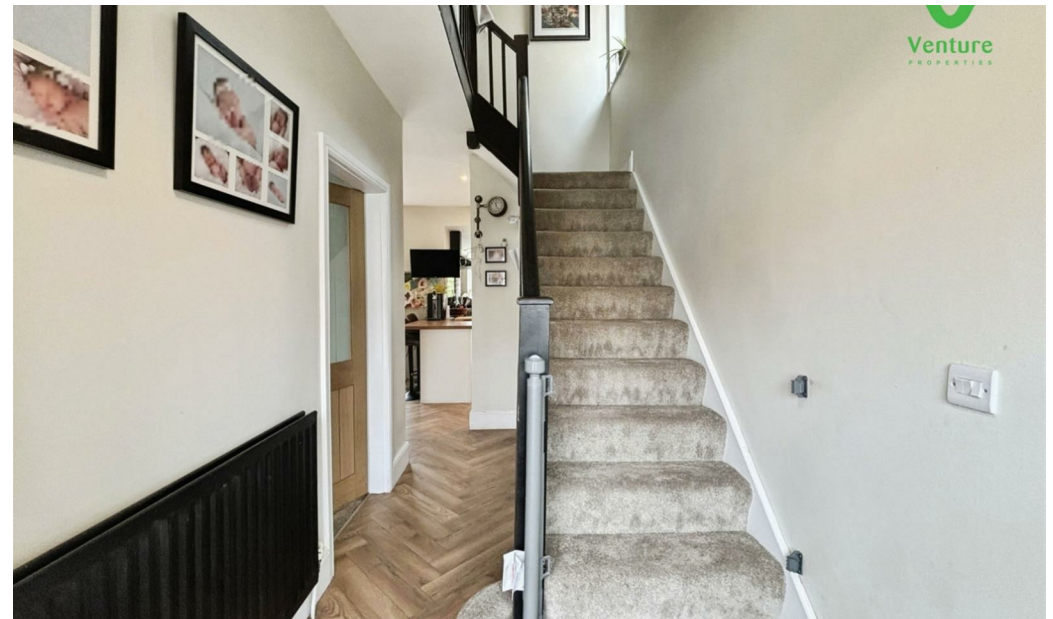


Escomb Road

Bishop Auckland DL14 6TZ

£200,000





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Escomb Road

Bishop Auckland DL14 6TZ



- Three Bedroom Semi Detached Home
- EPC Grade D
- Walking Distance To Town Center

- Good Sized Rear Garden
- Kitchen/Breakfast Room
- Traditional Style Property

- Garage To Side
- Ground Floor Cloaks wc
- Ideal Family Home

For Sale on a popular and sought-after street within walking distance of Bishop Auckland town centre, this beautifully modernised traditional semi-detached family home offers a wonderful blend of character and contemporary living. This inviting property boasts three well-proportioned bedrooms and a stylish first-floor family bathroom, making it the ideal home for those seeking comfort, space, and convenience.

Step inside to discover a welcoming ground floor layout enhanced by thoughtful updates. The spacious lounge is flooded with natural light thanks to an attractive bay window, creating an inviting setting for relaxing or entertaining. The heart of the home is an open plan dining room seamlessly connected to a sleek modern kitchen – perfect for family gatherings and everyday living. There is also a handy ground floor cloakroom WC for added practicality.

Upstairs, the three comfortable bedrooms provide ample space for both family and guests, while the contemporary bathroom has been tastefully finished to a high standard.

Outside, a lengthy rear garden offers plenty of room for outdoor play, summer barbecues, or simply relaxing in the fresh air. There is also a good-sized garage and a driveway to the side, providing secure parking and valuable additional storage space.

Bishop Auckland is a vibrant town with excellent amenities close at hand. Local shops, supermarkets, and eateries are just a short stroll away. Families will appreciate the proximity to well-regarded schools, parks, and leisure facilities, while excellent transport links make commuting straightforward. Bishop Auckland's historic castle, riverside walks, and new cultural attractions, such as the Auckland Project and the stunning Kyrren open-air show, are all within easy reach for days out.

This immaculate three-bedroom semi-detached home truly combines comfort, convenience, and a fantastic location. Arrange your viewing today to fully appreciate all that this exceptional property has to offer.

Ground Floor

Entrance Hallway

Composite front entrance door, central heating radiator and stairs to first floor.

Lounge

13'4" x 12'4" (4.069 x 3.777)

With a feature fireplace housing electric fire, curved uPVC double glazed window to front and central heating radiator.

Kitchen Area

13'6" x 7'2" (4.120 x 2.200)

Fitted with a range of wall and base units with contrasting work surfaces over, ceramic sink unit with mixer tap over, plumbing for washing machine, integrated double electric oven electric induction hob with extraction chimney over, integrated dishwasher, space for fridge freezer, breakfast bar and upvc double glazed window and door to rear.

Dining Room

12'9" x 10'9" (3.900 x 3.300)

Open plan from the kitchen the dining room having a feature fireplace housing a multi burning stove, laminate flooring and upvc bay window and rear entrance door into the rear garden.

Ground Floor Cloaks WC

Having wash hand basin, wc and central heating radiator.

First Floor

Landing

With uPVC double glazed window to side, loft hatch with drop ladder.

Bedroom One

13'9" x 12'4" (4.194 x 3.782)

Having upvc curved window to front and central heating radiator.

Bedroom Two

13'7" x 10'11" (4.145 x 3.339)

With central heating radiator and uPVC double glazed curved window to rear.

Bedroom Three

7'0" x 6'6" (2.146 x 1.989)

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

Bathroom/wc

Fitted with a P shaped bath having mains shower over, wc, wash hand basin and chrome heated towel rail.

Exterior

To the rear is an enclosed lengthy garden laid to lawn and gravelled patio area.

There is a detached garage to the rear and driveway the is electric and water in the garage.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/9660-3041-0201-1174-9200>

EPC Grade D expires september 2034

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We recommend speaking with your local network provider

Council Tax: Durham County Council, Band: C Annual price: £ 2,354.71(Maximum 2026)

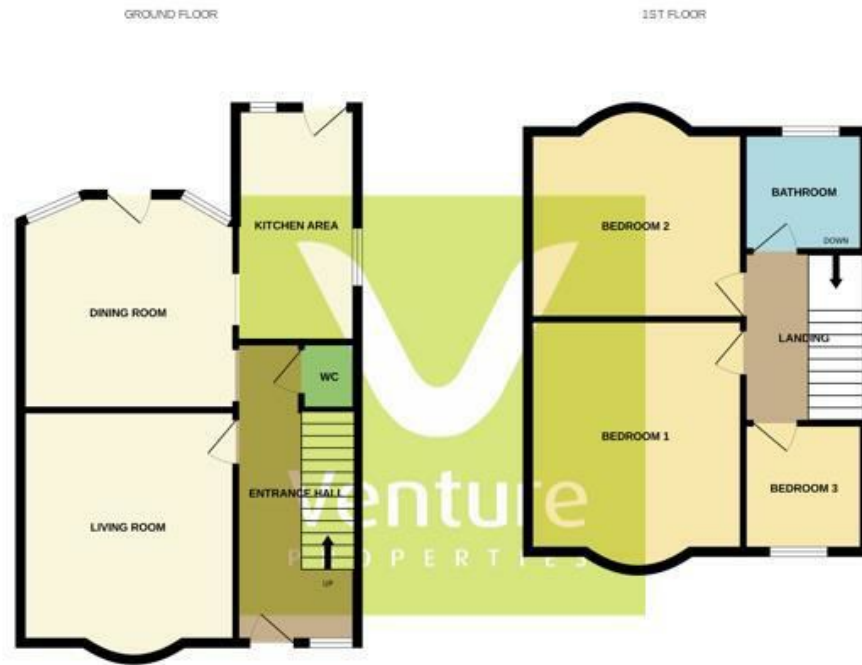
Energy Performance Certificate Grade D

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 surface water flooding and flooding from rivers and the sea.

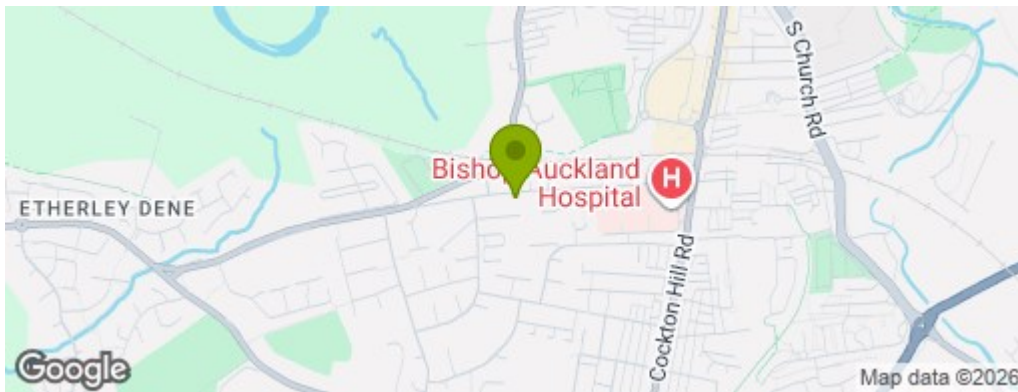
Disclaimer

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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



While 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 misstatement. 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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