



Escomb Road, Bishop Auckland, DL14 6TZ  
3 Bed - House - Semi-Detached  
£190,000

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# Escomb Road Bishop Auckland, DL14 6TZ

Nestled on Escomb Road in the charming town of Bishop Auckland, this exquisite three-bedroom period residence is a true gem in a highly sought-after area. Known for its vibrant community and the spectacular open-air night show, Kynren - An Epic Tale of England, this location offers a delightful blend of culture and convenience.

The property is ideally positioned near a variety of local amenities, including excellent schools, shopping options, and recreational facilities, ensuring that all your daily needs are within easy reach. With the A68 and A1(M) just a short drive away, commuting to neighbouring towns and major commercial centres in the Northeast is both straightforward and efficient.

Stepping inside, you will be greeted by a wealth of original features that harmoniously blend with contemporary fixtures and fittings, creating a warm and inviting atmosphere. The accommodation begins with an Entrance Hallway leading to a spacious Lounge, perfect for relaxation. The Kitchen Diner, with double doors that open onto a sun terrace, is ideal for entertaining and enjoying the south-facing rear gardens. A convenient Utility Room and Shower Room/WC complete the ground floor.

On the first floor, you will find a Family Bathroom and three well-proportioned Bedrooms, providing ample space for family living. The property occupies a generous plot, featuring a wall-enclosed garden at the front and a lengthy driveway that offers off-road parking for several vehicles, leading to a Detached Garage. The rear garden is a true outdoor haven, predominantly laid to lawn and adorned with well-stocked flower borders filled with mature plants and shrubs. Two paved patios offer perfect spots for outdoor furniture, making it an ideal setting for summer gatherings.

In our opinion, this beautiful property is poised to become an exceptional family home for the discerning purchaser. An internal inspection is essential to fully appreciate the accommodation and charm this residence offers.











## GROUND FLOOR

### Entrance Hall

### Lounge

13'11 x 11'7 (4.24m x 3.53m)

### Breakfasting Kitchen

12'5 x 11'8 (3.78m x 3.56m)

### Utility

8'8 x 7'4 (2.64m x 2.24m)

### Shower Room

7'4 x 5'1 (2.24m x 1.55m)

## FIRST FLOOR

### Landing

### Bedroom 1

12'7 x 11'8 (3.84m x 3.56m)

### Bedroom 2

12'7 x 11'8 (3.84m x 3.56m)

### Bedroom 3

8'4 x 7'7 (2.54m x 2.31m)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band C - Approx. TBC

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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