



St. Cuthberts Way

Bishop Auckland DL14 6DY

£240,000



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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St. Cuthberts Way

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- Four Bedroom Detached Family Home
- EPC Grade C
- Good Sized Patio Garden

- Lounge, Kitchen/Dining Room
- Ground Floor Cloaks WC
- Driveway To Front

- Utility Room
- En Suite Shower Room
- Single Garage & Car charging point.

Situated in the desirable area of St. Cuthberts Way, Bishop Auckland, this splendid four-bedroom detached house is an ideal family home. With ample space and modern conveniences, it offers a perfect blend of comfort and functionality.

Upon entering, you are greeted by a good sized living room, providing versatile spaces for relaxation and entertainment. The good-sized kitchen and dining room are perfect for family meals and gatherings, while the adjoining utility room adds practicality to daily living. A convenient ground floor cloakroom with a WC enhances the home's usability.

The first floor boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The master bedroom benefits from an en suite shower room, providing a private retreat for relaxation. The additional bedrooms are bright and airy, offering a welcoming atmosphere.

Outside, the property features a large rear patio garden, ideal for outdoor entertaining or simply enjoying the fresh air. The front driveway accommodates parking for three vehicles, complemented by a single garage for additional storage or vehicle protection. Furthermore, the inclusion of a car charging point adds a modern touch, catering to the needs of electric vehicle owners.

This detached home is not only spacious but also conveniently located, making it a fantastic opportunity for families seeking a comfortable and well-equipped residence in Bishop Auckland. Don't miss the chance to make this delightful property your new home.

GROUND FLOOR

Entrance Hallway

Having solid oak flooring, central heating radiator and stairs rising to first floor.

Lounge

18'1" x 9'8" (5.535 x 2.97)

Having feature fireplace having electric fire, solid oak flooring, upvc bay window to front and central heating radiator.

Kitchen/Diner

12'3" x 18'4" (3.734 x 5.610)

Fitted with a range of wall and base units having contrasting work surfaces over, integrated electric oven and gas hob, breakfast bar, tiled splash backs, space for

fridge freezer, central heating radiator and upvc double glazed window and patio doors to rear garden.

Utility Room

With base units having laminate work surfaces and stainless steel sink unit, plumbing for washing machine and tumble dryer, wall mounted gas boiler and rear entrance door. Service door to garage.

Downstairs WC

Wash hand basin, wc, and central heating radiator.

FIRST FLOOR

Landing

With loft hatch.

Bedroom One

10'1" x 12'0" (3.093 x 3.663)

Having laminate wood flooring, central heating radiator double wardrobe and upvc double glazed window to front.

Ensuite/WC

Fitted with a walk in shower unit, wc, wash hand basin and chrome heated towel rail.

Bedroom Two

11'8" x 9'4" (3.567 x 2.864)

With central heating radiator, fitted wardrobe and upvc double glazed window to front.

Bedroom Three

7'7" x 9'6" (2.314 x 2.905)

With central heating radiator and upvc double glazed window to rear.

Bedroom Four

8'10" x 7'1" (2.712 x 2.169)

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

Bathroom/WC

Fitted with paneled bath, wc, wash hand basin and central heating radiator.

Externally

Externally to the front is a driveway allowing for off road parking leading to a single garage. To the rear is an enclosed block paved garden and outside tap.

Garage

16'4" x 9'1" (4.995 x 2.782)

With up and over door, electric, car charging point.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2112-6122-1661-2103-6634>

EPC Grade C

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 1000 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: D. Annual price: £2,649.05 (Maximum 2025)

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.

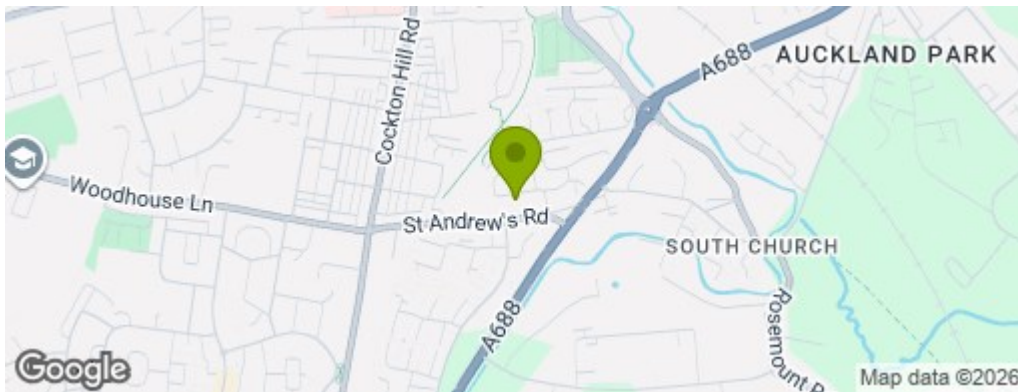
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

Disclaimer

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TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of blocks, sections, 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.
 Made with Blueprints 12/20



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