



Walmer Avenue, Bishop Auckland, DL14 6NW  
4 Bed - House - Semi-Detached  
£199,995

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# Walmer Avenue Bishop Auckland, DL14 6NW

Nestled in the sought-after Pye estate of Bishop Auckland, this immaculate semi-detached house is a true gem that is sure to captivate potential buyers. The property is tastefully decorated throughout creating a welcoming atmosphere. With the added comforts of gas central heating and UPVC double glazing, this home is both cosy and energy-efficient.

The accommodation is thoughtfully arranged over two floors, beginning with a spacious hallway. From here you will find a delightful living room with full-width windows that bathe the space in natural light. The living room leads into a pleasant dining room and onto a light and bright garden room which offers pleasant views to the rear garden. Also to the rear of the house, the spacious kitchen is a highlight, boasting two windows that overlook the well-maintained back garden. A generously sized study / playroom which has been converted from the original garage adds to the practicality of the home,

Ascending to the first floor, you will discover four spacious bedrooms all with fitted wardrobes, and a family bathroom fitted with a modern three piece suite.

Externally, the property offers a private gardens to the rear which is laid to lawn with block paved patio and garden shed. To the front there is a double driveway providing parking for 2 cars.

Walmer Avenue is perfectly situated, with the town centre, local hospital, schools, and the Tindale retail park all within walking distance, making it an ideal location for families and professionals alike. This property presents a wonderful opportunity to acquire a beautifully presented home in a desirable area.











## GROUND FLOOR

### Entrance Hall

### Lounge

15'2" x 11'11" (4.62m x 3.63m )

### Dining Room

11'10" x 11'2" (3.61m' x 3.40m)

### Garden Room

11'3" x 8'9" (3.43m x 2.67m)

### Study

16'9" x 8'5" (5.11m x 2.57m)

### Kitchen

19'3" x 10'10" (5.87m x 3.30m)

## FIRST FLOOR

### Landing

### Bedroom 1

13'1" x 12'2" (3.99m x 3.71m)

### Bedroom 2

23'2" x 8'5" (7.06m x 2.57m)

### Bedroom 3

13'1" x 10'10" (3.99m x 3.30m)

### Bedroom 4

8'3" x 7'11" (2.51m x 2.41m)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

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 (not metered)

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 – N/A

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

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

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

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

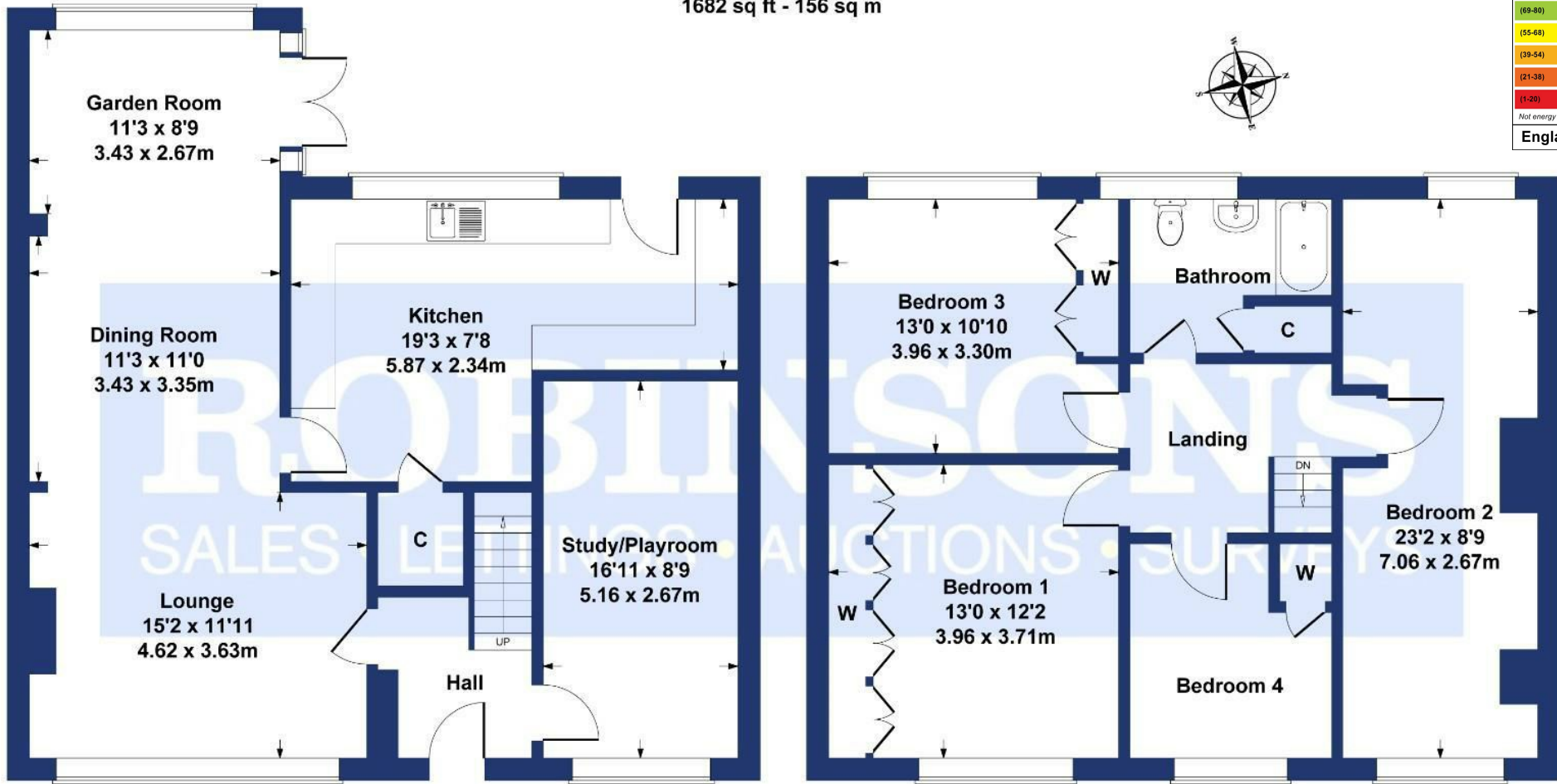
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robnsons 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.

# Walmer Avenue

Approximate Gross Internal Area  
1682 sq ft - 156 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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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