



Newlands Avenue, Bishop Auckland, DL14 6AL
4 Bed - House - Detached
£825 Per Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Newlands Avenue Bishop Auckland, DL14 6AL

Robinsons are delighted to bring to the market this impressive four-bedroom detached family home, ideally situated in the heart of Bishop Auckland, offering excellent access to a wide range of local amenities, schools, and transport links.

Beautifully presented throughout, this spacious property would make an ideal purchase for a growing family, benefiting from a thoughtfully designed and versatile layout. The accommodation briefly comprises: a welcoming reception hall, a spacious lounge, a ground floor shower room, and a contemporary kitchen/dining room perfect for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom, while the second floor provides an additional bedroom along with a useful study area, offering flexible living space to suit a variety of needs.

Externally, the property enjoys a private, wall-enclosed rear garden laid mainly to lawn, providing an ideal space for relaxation and outdoor enjoyment. In addition, there is a single garage located opposite the property.

Early viewing is highly recommended to fully appreciate the size, presentation, and location of this excellent family home. Contact Robinsons today for further information or to arrange an internal viewing.













Entrance

Via uPVC framed double glazed door.

Reception Hallway

Wood flooring, storage cupboard housing gas central heating boiler, stairs to the first floor.

Lounge

14'4" x 11'8" (4.39m x 3.56m)

uPVC framed double glazed windows, radiator, wood flooring, feature plasma style fire.

Kitchen/Dining Room

22'06" x 8'04" (6.86m x 2.54m)

Fitted with a modern range of base and wall units finished in cream, laminated worktops, stainless steel sink unit with mixer, gas cooker and chimney extractor hood, glazed tiling to splashbacks, wood flooring, radiator, double glazed window, inset spotlights to ceiling, space for fridge freezer, ample room for dining table and chairs, UPVC framed double glazed double doors giving access to rear garden.

Ground Floor Shower Room

8'5" x 5'6" (2.58 x 1.68)

Fitted with a 3 piece suite - corner shower cubicle with overhead shower, UPVC panelled walls & ceiling, wash hand basin set into white vanity unity, low level WC, tiled flooring, double glazed window, radiator, extractor fan, ladder radiator, inset spotlights to ceiling.

Landing

Inset spotlights to ceiling.

Master Bedroom

13'03" x 11'04" (4.04m x 3.45m)

2x UPVC framed double glazed windows, radiator, built in deep wardrobes.

Bedroom Two

11'06" x 7'06" (3.51m x 2.29m)

UPVC framed double glazed window, radiator, inset spotlights to ceiling.

Bedroom Three

11' x 7'6" (3.35m x 2.29m)

UPVC framed double glazed window, radiator, built in wardrobes.

Bathroom

9'1" x 8'5" 7'10" (2.77 x 2.59 2.4)

Fitted with a modern white 3 piece suite - curved free standing panel bath, hand wash basin set into white vanity units along with low level WC, lino flooring, double glazed window, heated towel rail, extractor, illuminated wall mirror, extractor fan & uPVC panelled ceiling.

Landing / Study Area

Double glazed window, shelved storage unit, radiator, inset spotlights to ceiling, plenty space that could be utilised as a study area.

2nd Floor Bedroom

12'9" x 12'4" 7'0" (3.89m x 3.76m 2.15)

Double glazed dormer window, radiator, built in wardrobes, bedside units, dressing table, storage area.

Externally

Opposite the property there is a single garage that provides for off road parking and is leased on a 100 year leasehold. To the rear of the property, there is a wall enclosed garden being mainly laid to lawn with paved walkway and garden shed.



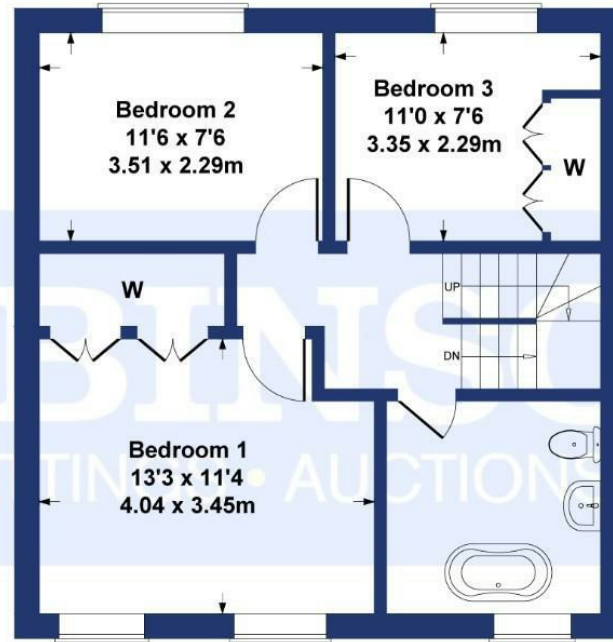
A Newlands Avenue

Approximate Gross Internal Area
1333 sq ft - 124 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	84
	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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. 2022

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.

