



**St. Andrews Road, South Church, Bishop
Auckland, DL14 6RY
2 Bed - House - Mid Terrace
Offers Over £115,000**

**Council Tax Band: A
EPC Rating: D
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



St. Andrews Road, South Church, DL14 6RY

This beautifully refurbished home offers a perfect blend of character and contemporary living. Finished to a high standard throughout, the property has been re-plastered and redecorated, featuring a brand new shaker style kitchen complete with a built-in oven, ceramic hob, and classic butler sink, and the added convenience of a ground floor W/C.

The welcoming lounge includes an attractive bay window and an inglenook fireplace with a charming oak beam, ideal for a wood-burning stove or feature fire to be fitted. Karndean flooring flows seamlessly across the entire ground floor, complementing the newly fitted solid wood internal doors. Upstairs, you will find a new bathroom boasting a rainfall shower over the bath along with stylish vanity unit housing the sink and hidden cistern w/c, two generously sized double bedrooms have been freshly decorated and fitted with new carpets, providing comfortable and modern accommodation.

The home benefits from updated electrics along with usb sockets and a Viessmann combi boiler with 7 years of guarantee remaining, ensuring peace of mind. Externally, the property features a beautifully maintained front garden with a neat lawn and manicured hedging, while to the rear, a private, south-facing patio offers an ideal outdoor space. A detached garage and additional parking space directly across the lane complete this fantastic home, making it ideal for first-time buyers, downsizers, or investors alike.

South Church is particularly well-placed for commuters, with strong transport links via the A688 and nearby Bishop Auckland railway station, providing direct connections to Darlington and beyond. The area enjoys excellent access to local amenities, including shops, supermarkets, cafes, Golf club and reputable schools, along with plenty of green space and walking routes, ideal for those who enjoy outdoor pursuits. Bishop Auckland itself is steeped in history and home to attractions such as Auckland Castle, and Kynren open-air show.

- FULLY REFURBISHED TO A HIGH STANDARD
 - DETACHED GARAGE
 - SOUTH FACING GARDEN
 - MOVE IN READY
- IDEAL FIRST TIME BUY OR HOLIDAY LET
 - NO ONWARD CHAIN

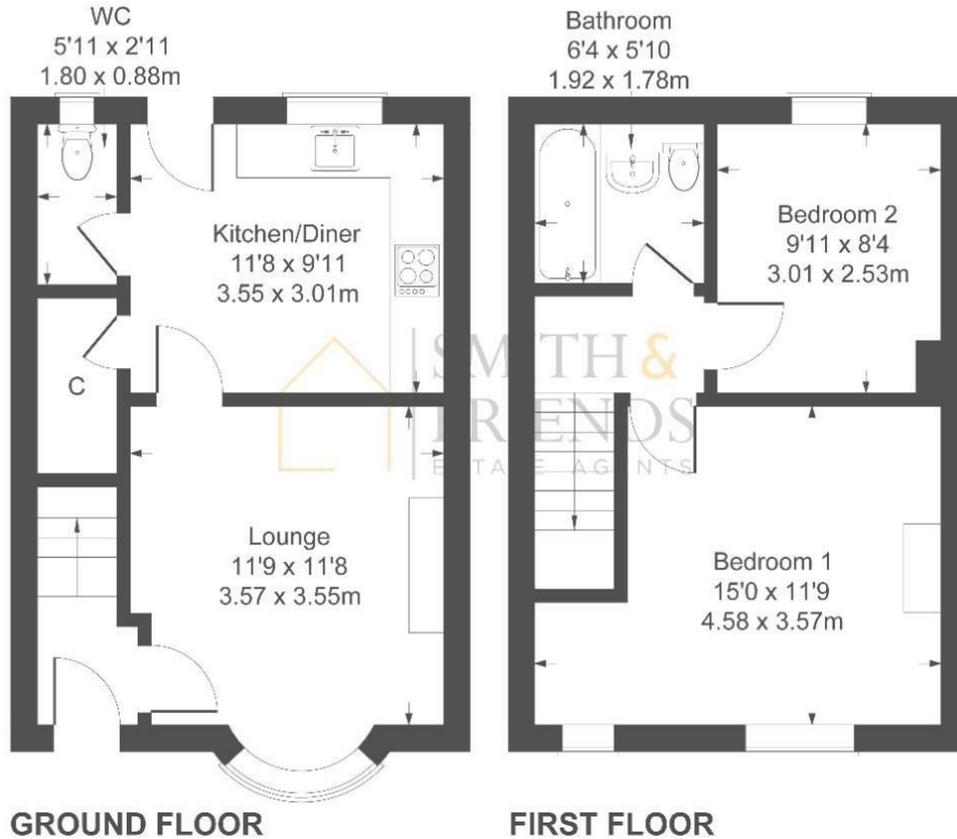




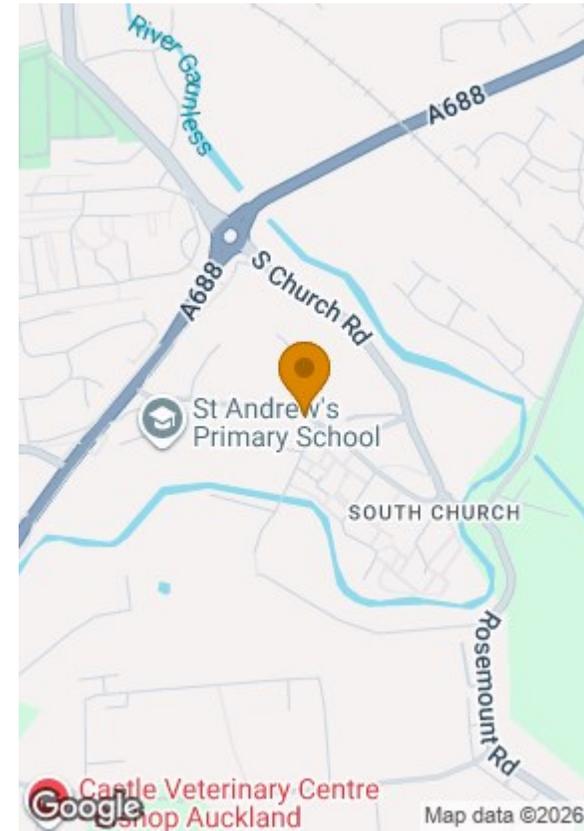


St Andrews Rd

Approximate Gross Internal Area
678 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS