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Harrison Crescent Bishop Auckland, DL14 6TW

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By Auction £65,000

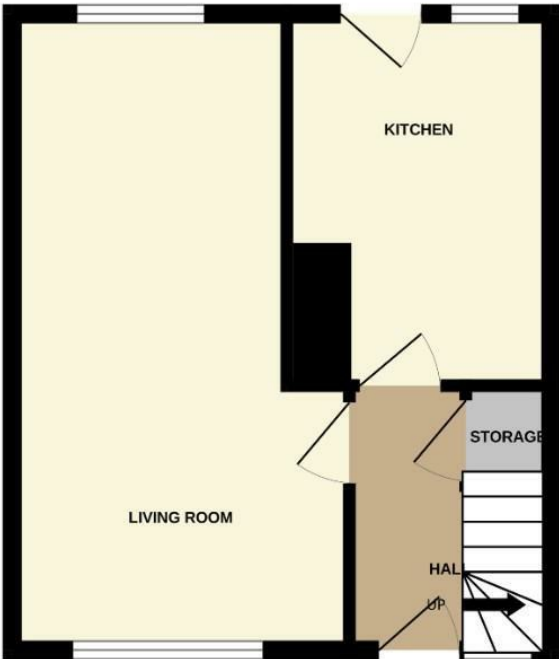
*FOR SALE VIA CONDITIONAL (MODERN METHOD OF) AUCTION * GUIDE PRICE £65,000 * BIDDING CLOSES 14 OCTOBER 3PM * RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

Two bedroomed family home located on Harrison Crescent in Bishop Auckland. The property benefits from an enviably sized enclosed garden to the rear along with a brick storage shed. Situated a short distance from Tindale Retail Park, which boasts a large array of supermarkets, restaurants, popular high street stores as well as contemporary gastropubs. It is also only approx. 2 miles from the town centre of Bishop Auckland, which has further amenities including healthcare services, shops, cafés and both primary and secondary schools. It also has an extensive public transport system, which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York.

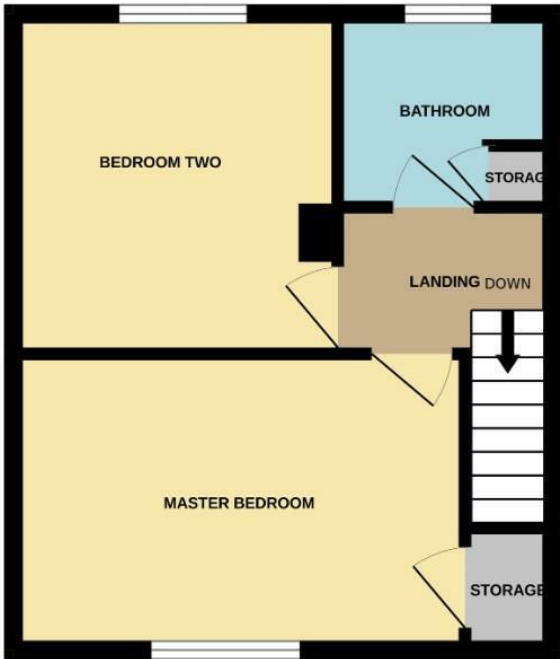
In brief the property comprises; an entrance hall leading into the living room and kitchen to the ground floor. The first contains two spacious double bedrooms and the family bathroom. Externally the property has a low maintenance garden to the front along with on street parking available. To the rear there is a substantial lawned garden with fenced perimeter borders and brick storage shed.

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GROUND FLOOR



1ST FLOOR



22 HARRISON CRESCENT BAO150146

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.
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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		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Living Room

19'8" x 10'5"

Bright and spacious living room, providing ample space for furniture, space for an electric fire with feature surround and windows to the front & rear elevation providing lots of natural light.

Kitchen

11'6" x 8'2"

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing appliances and window to the rear overlooking the garden.

Master Bedroom

15'5" x 8'11"

The master bedroom is a spacious double bedroom, with room for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

10'5" x 9'10"

The second bedroom is another generous double bedroom with window to the rear elevation.

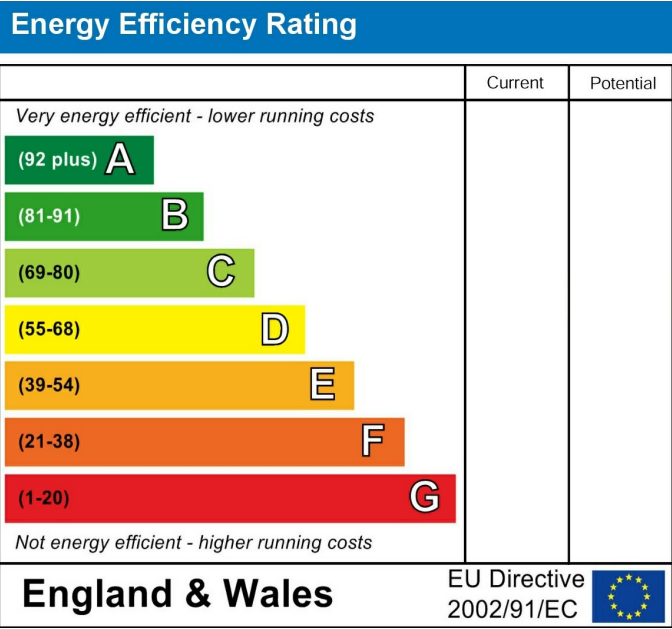
Bathroom

6'10" x 6'1"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has a low maintenance garden to the front along with on street parking available. To the rear there is a substantial lawned garden with fenced perimeter borders.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





