



VENTURE
PLATINUM

Waskerley Grove | Bishop Auckland
£250,000



Situated in the charming market town of Bishop Auckland, this exceptional detached bungalow combines modern living with comfort and style. Immaculately presented throughout, the property has been thoughtfully extended to provide three well-proportioned bedrooms, making it perfect for families and those seeking versatile space.

Step inside to discover a contemporary open-plan kitchen and dining area that seamlessly connects to the inviting garden room. With its multi-burning stove, the garden room offers a cosy retreat all year round and is ideal for relaxing or entertaining guests. The home also features a practical utility room, adding convenience to everyday living.

The shower room is finished to a high standard, complementing the overall excellent condition of the property. Outside, the landscaped garden is set on a generous plot, providing a wonderful outdoor space for children, gardening enthusiasts, or al fresco dining. Ample parking is available via the private driveway and garage, ensuring you and your visitors will always find a space.

Bishop Auckland itself is renowned for its rich heritage and vibrant arts scene. Explore the magnificent Bishop Auckland Castle, soak up centuries of history, and enjoy beautiful countryside walks right on your doorstep. With regular events, independent shops, and cultural attractions, this friendly town offers an enviable lifestyle for all ages.

This outstanding bungalow presents a rare opportunity to own a beautifully maintained home in a desirable location. Viewing is highly recommended to fully appreciate all that is on offer – arrange your visit today.

GROUND FLOOR BUNGALOW

Entrance Hallway

Vua upvc double glazed door, solid oak flooring and central heating radiator.

Bedroom Two 3.556 x 2.499 (11'7" x 8'2")

Having solid oak flooring, central heating radiator, loft hatch and uPVC double glazed window to front.

Bedroom Three 4.083 x 2.779 (13'4" x 9'1")

Having Fitted wardrobes to one wall, central heating radiator, solid oak flooring and uPVC double glazed window to front.

Shower Room/WC

Fitted with a modern suite comprising of walk in shower cubicle fully tiled, wash hand basin and wc set to vanity unit and chrome heated towel rail.

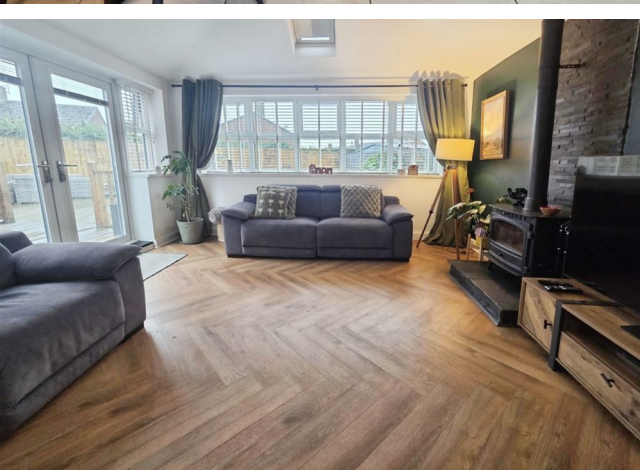
Kitchen & Dining Room 7.190 x 2.989 (23'7" x 9'9")

Extensively fitted kitchen with a range of wall and base units with granite work surfaces over and integrated sink unit with drainer, integrated appliances to include eye level electric oven and separate touch hob with extraction chimney over, dishwasher and space for fridge freezer, tiled flooring, upvc window to rear. To the dining end is tiled flooring, central heating radiator and opening to garden room.

Garden Room 4.358 x 3.696 (14'3" x 12'1")

Having laminate flooring, feature log burning stove, patio doors to rear garden, velux windows.





Bedroom One 4.931 x 3.266 (16'2" x 10'8")

Having patio doors to rear garden, laminate flooring and central heating radiator.

Garage/Utility Room

The garage has been converted to part garage and part utility room there are two separate rooms inside via a party wall. The utility room has a upvc Entrance door, plumbing for washing machine and tumble dryer, gas boiler.





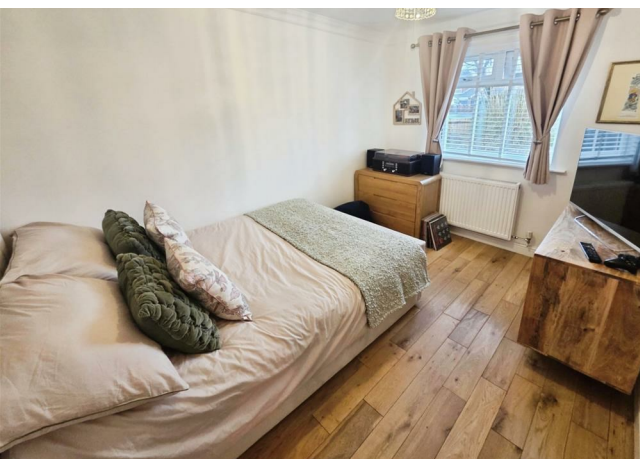
Externally

To the front is a good sized driveway allowing for off road parking leads to a single garage (the garage has been halved to create the utility room)
There is a electric car charging point.

To the rear is a good sized wrap around landscaped garden Having patio area, lawn, Decking area, and double gates to the side.

AGENTS NOTE

We have been advised by the seller the bedroom extension has been carried out under permitted development and it is our understanding this will be signed off by Durham County Council asap.
Reference Number BC/24/01102/BN



Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2816-4190-2502-0205?print=true>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 2000 Mbps Highest available upload speed 2000Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider

Council Tax: Durham County Council, Band: C Annual price: £2,262.37 (Maximum 2025)

Energy Performance Certificate Grade D

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

Disclaimer

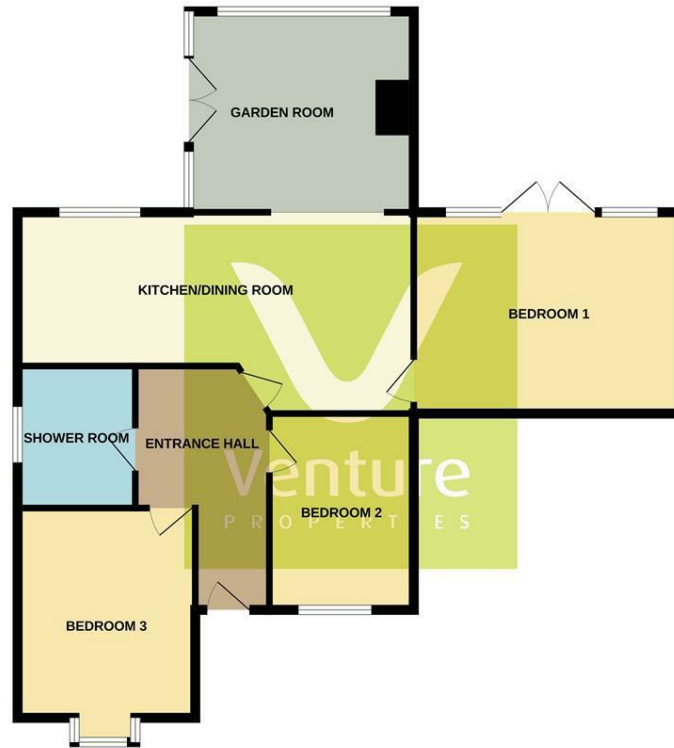
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8 Waskerley Grove | Bishop Auckland

GROUND FLOOR



While 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.