



Wood Square, Bishop Auckland, DL14 6QQ  
3 Bed - House - Semi-Detached  
£125,000

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# Wood Square

## Bishop Auckland, DL14 6QQ

Sold with no onward chain and nestled in Wood Square Bishop Auckland, this semi-detached house presents an exceptional opportunity for prospective buyers. Having undergone a delightful transformation, the property exudes a vibrant yet homely atmosphere that welcomes you as soon as you step inside.

Upon entering, you are greeted by a spacious hallway, complete with a staircase leading to the first floor, a storage cupboard, and a convenient cloakroom with a WC. The main living room is a standout feature, immaculately presented and enhanced by a cosy wood-burning stove. Patio doors open onto a splendid decking area, seamlessly connecting the indoor and outdoor spaces, perfect for entertaining or simply enjoying the garden.

The kitchen, located at the rear of the house, is a modern delight, featuring elegant white cabinetry adorned with rose gold handles. It offers ample storage and is equipped with a selection of integrated appliances, making it a joy for any home cook. Additionally, a practical utility/rear entrance porch completes the ground floor layout.

Ascending to the first floor, you will find three well-decorated bedrooms, with the master bedroom being particularly spacious. The shower room is thoughtfully designed, featuring a shower cubicle, toilet, and sink, catering to the needs of the household.

Externally, the property boasts gated off-street parking to the side, along with gardens both at the front and rear. The rear garden is an entertainer's paradise, featuring a large wooden deck ideal for outdoor furniture and even a hot tub, with external hot and cold taps for convenience. The remainder of the garden is laid to lawn, complemented by a selection of sheds and outbuildings at the bottom, perfect for storage or workshops.

The front of the property benefits from an open grassed area maintained by the council, adding to the overall appeal. Wood Square is ideally situated, being close to local schools, the town centre, and Tindale retail park













## GROUND FLOOR

### Entrance Hall

### Lounge/Dining Room

197" x 10'4" (5.99 x 3.15)

### Kitchen

137" x 6'10" (4.16 x 2.10)

### Utility

### WC

## FIRST FLOOR

### Landing

### Bedroom 1

129" x 10'3" (3.91 x 3.14)

### Bedroom 2

95" x 7'4" (2.88 x 2.24)

### Bedroom 3

10'4" x 6'7" (3.17 x 2.01)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 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. Robinsons 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.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.



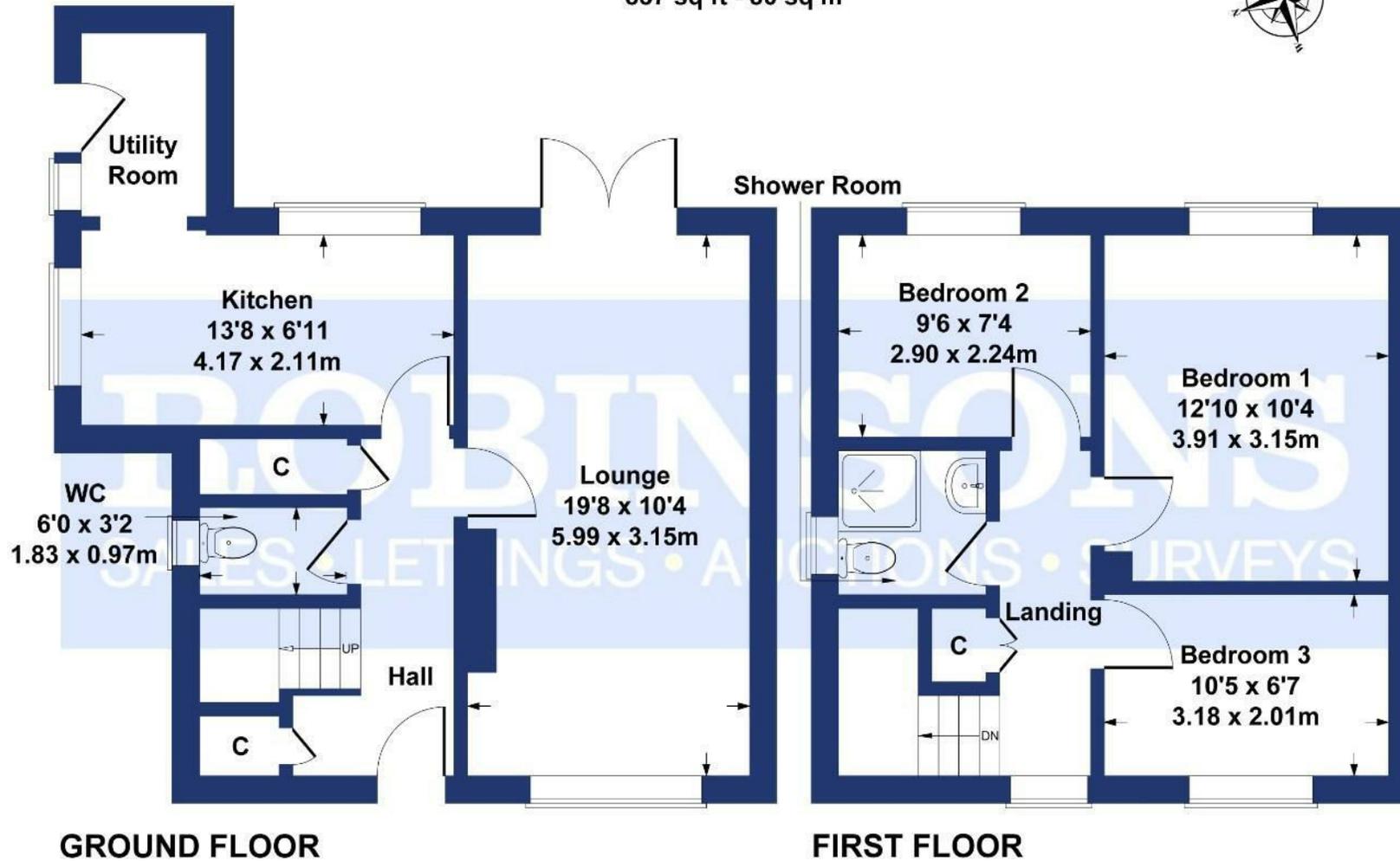


# Wood Square

Approximate Gross Internal Area  
857 sq ft - 80 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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. Robynson can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynson staff may benefit from referral incentives relating to these services.



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