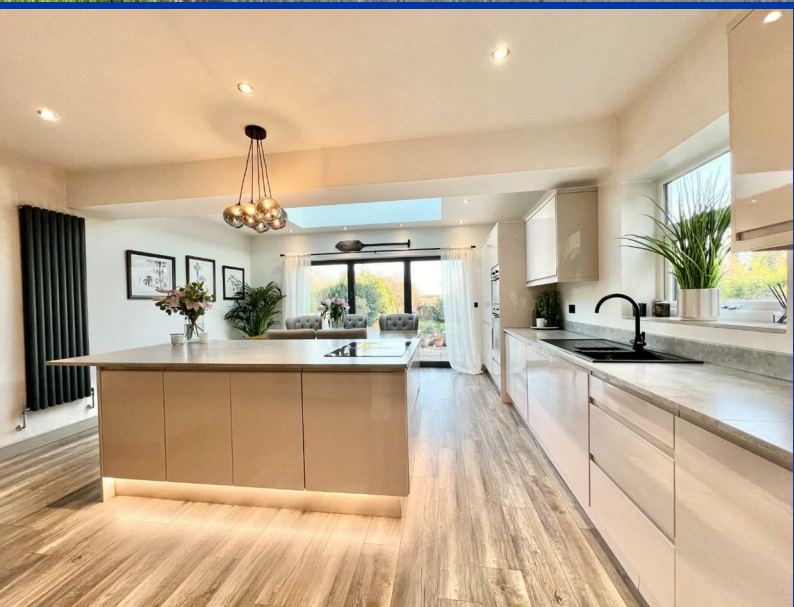




Watling Road, Bishop Auckland, DL14 6RP
3 Bed - House - Semi-Detached
£280,000

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Nestled on the desirable Watling Road in Bishop Auckland, this stunning house presents an exceptional opportunity for families seeking a modern and spacious home. The property has been thoughtfully extended at the rear, creating a remarkable living space that boasts three well-proportioned bedrooms, with the master suite being particularly noteworthy for its generous size, ensuite and lovely garden views.

Upon entering, you are greeted by a welcoming entrance porch that leads into a bright hallway, featuring elegant laminate flooring and a charming wooden staircase. The front of the house offers a snug living room, perfect for quiet evenings, while the rear showcases an impressive family room that truly must be seen to appreciate its quality. This inviting space is centred around a contemporary fireplace and seamlessly connects to a stunning kitchen/dining area. The kitchen is well-equipped with ample storage and integrated appliances, and the bi-fold doors allow natural light to flood the room, creating a warm and inviting atmosphere. The separate utility area and a convenient cloakroom/wc enhance the practicality of the ground floor.

On the first floor, you will find two additional bedrooms alongside the master suite, which features fitted and illuminated wardrobes, a cozy seating area, and a well-appointed shower room. The family bathroom on this level is equally impressive, ensuring comfort for all.

Externally, the property offers generous off-street parking for up to five vehicles to the front driveway, while the long garden at the rear is predominantly laid to lawn, complemented by a raised patio and mature borders, providing an ideal space for outdoor relaxation and family gatherings.

Situated in a popular location, this home is conveniently close to the town centre, general hospital, local schools, Tindale Retail Park, and excellent transport links via the A688. This property is a true gem, offering a blend of modern family friendly living !

AGENTS NOTES

Council Tax: Durham County Council, Band C - Approx. £2268 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 – yes

Probate – N/A

Rights & Easements – None known, check with seller

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 – check with seller

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.

The seller of the property is an employee of Robinsons Estate Agents.

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.



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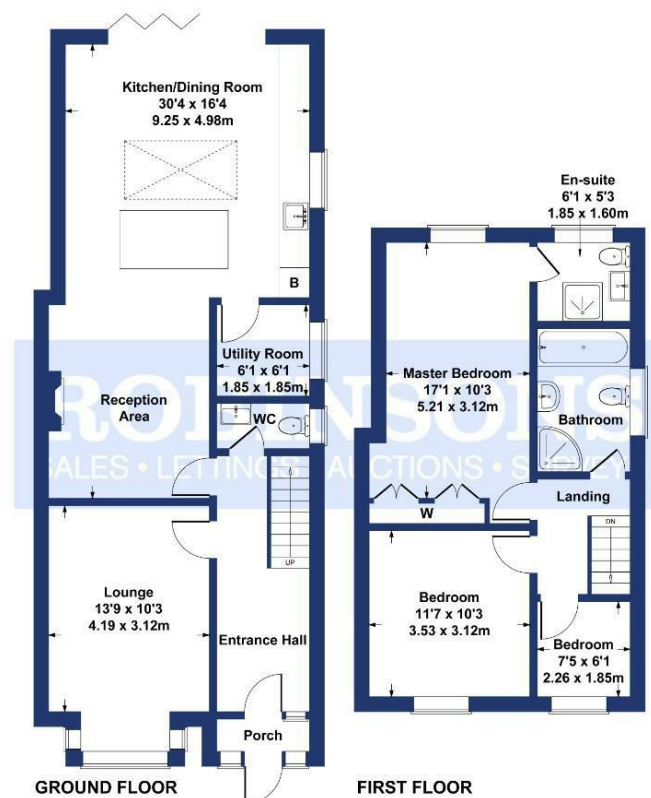
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Watling Road Bishop Auckland

Approximate Gross Internal Area
1305 sq ft - 121 sq m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		58	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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