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Buttermere Grove West Auckland, Bishop Auckland, DL14
9LG

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Offers In Excess Of £130,000

Three bedroomed, semi detached family home offered for sale with no onward chain. The property is located on Buttermere Grove in West Auckland and benefits from gardens to the front and rear along with a driveway and garage. Situated a such a short distance from both Bishop Auckland and Tindale Retail Park, benefiting from easy access to a large range of facilities including healthcare services, supermarkets, high street stores, restaurants and both primary and secondary schools. Bishop Auckland 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 porch leading into the living room, dining room, kitchen, utility and cloakroom. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property had a lawned garden to the front along with a driveway and garage. To the rear of the property there is an enclosed lawned garden with patio area for outdoor furniture.

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GROUND FLOOR



1ST FLOOR



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

18'0" x 14'1"

Bright and spacious living room located to the front of the property, with ample space for furniture and large window to the front elevation.

Dining Room

10'7" x 8'10"

The dining room is another good size reception room, with ample space for furniture and window to the rear elevation.

Kitchen

10'7" x 8'11"

The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Utility Room

8'6" x 8'2"

The utility room provides additional storage along with space for a washing machine. Access to the rear leading into the garden.

Cloakroom

4'3" x 2'7"

Fitted with a WC and wash hand basin.

Master Bedroom

11'10" x 9'4"

The master bedroom is a spacious double bedroom benefiting from fitted wardrobes and window to the front elevation.

Bedroom Two

10'6" x 8'11"

The second bedroom is a further double bedroom with window to the rear elevation.

Bedroom Three

8'9" x 7'8"

The third bedroom is a single room with fitted storage cupboard and window to the front elevation.

Bathroom


8'8" x 5'5"

The bathroom contains a bath, WC and wash hand basin.

External

Externally the property had a lawned garden to the front along with a driveway and garage. To the rear of the property there is an enclosed lawned garden with patio area for outdoor furniture.

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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.







