



Watling Road

Bishop Auckland DL14 6RR

Offers Over £165,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Watling Road

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- Three Bedroom Semi Detached Property
- EPC Grade C
- uPVC Double Glazing

- Gas Central Heating
- Close to Amenities
- Rear Enclosed Garden

- Two Reception Rooms
- Ideal Family Home
- Off Street Parking

We offer this delightful semi-detached house, built in 1940, to the market. The property offers a perfect blend of character and modern living, with three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property includes parking, a valuable asset in this desirable area.

Bishop Auckland is known for its rich history and vibrant community, offering a range of local amenities, schools, and parks, all within easy reach. This home presents an excellent opportunity for those looking to settle in a welcoming neighbourhood with a strong sense of community.

In summary, this semi-detached house on Watling Road is a wonderful choice for anyone seeking a comfortable and spacious home in Bishop Auckland. With its charming features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.

Ground Floor

Entrance hallway

Via upvc double glazed door, laminate flooring, central heating radiator and storage cupboard housing gas boiler.

Lounge

14'6" x 11'8" (4.444 x 3.557)

Having laminate flooring, feature fireplace housing multi burning stove, central heating radiator and uPVC double glazed bay window to front.

Dining room

13'9" x 11'3" (4.192 x 3.440)

Having laminate flooring, central heating radiator and uPVC double glazed bay window to rear.

Kitchen

15'3" x 8'0" (4.657 x 2.452)

Fitted with a range of wall and base units with contrasting work surfaces over, ceramic sink unit with mixer tap, plumbing for washing machine, slot for gas cooking range oven, central heating radiator, space for fridge freezer and rear entrance door.

First floor

Landing

Having loft hatch with drop ladder leading to an attic area Having velux window

Bedroom One

14'7" x 10'4" (4.465 x 3.165)

Having a range of Fitted furniture, central heating radiator, laminate flooring and uPVC double glazed bay window to front.

Bedroom Two

11'10" x 11'10" (3.632 x 3.616)

Having central heating radiator, laminate flooring and uPVC double glazed window to rear.

Bedroom Three

7'4" x 6'8" (2.260 x 2.034)

Having central heating radiator, laminate flooring and uPVC double glazed window to front.

Bathroom/WC

Fitted with a P shaped panelled bath having electric shower and screen over, wash hand basin and wc, central heating radiator

Externally

Externally to the front is a double driveway providing off road parking
To the rear is an enclosed lawned garden, greenhouse and garden shed.

Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the

following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3435-0623-0500-0459-2296>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider to confirm

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

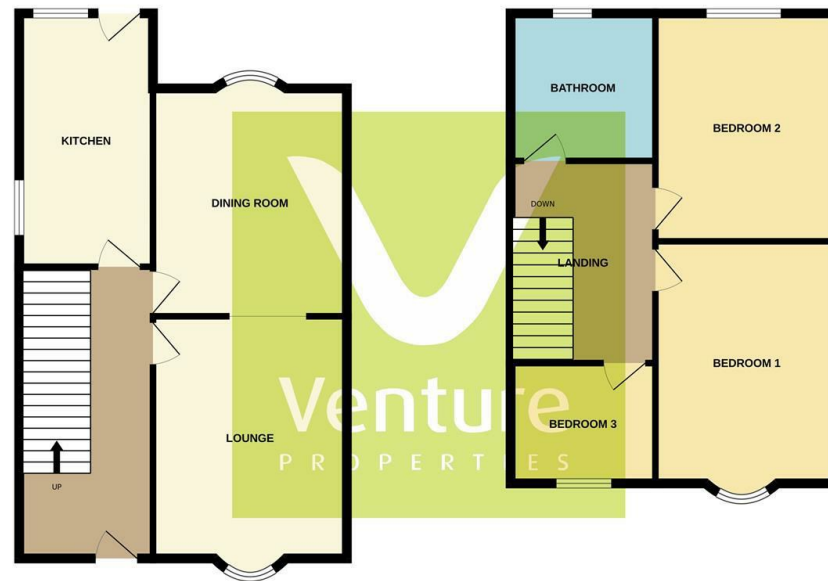
Energy Performance Certificate Grade C

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.

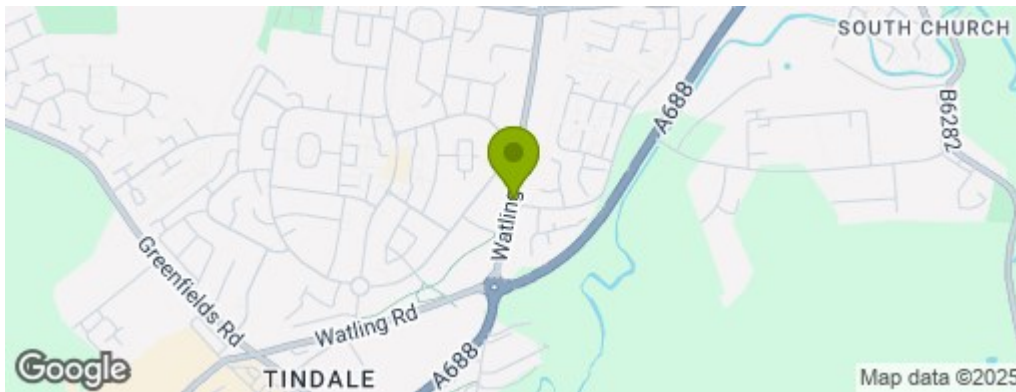
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

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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Property Information

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