



Westfield Road

Bishop Auckland DL14 6AE

Chain Free £225,000



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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- Three Bedroom Traditional Semi Detached
- EPC Grade D
- Traditional Features

- CHAIN FREE
- Ground Floor Cloaks WC
- Lovely Entrance Hallway

- Three Reception Room
- En Suite Shower Room
- Driveway & Gardens

CHAIN FREE! Nestled in the heart of Bishop Auckland, this charming three-bedroom semi-detached period home presents an exceptional opportunity for family living in a vibrant and historic town. Combining traditional features with modern comforts, this delightful property welcomes you through a lovely entrance hallway and immediately sets a warm and inviting tone.

To the ground floor, you'll find a versatile layout that caters perfectly for both relaxing and entertaining. The lounge is ideal for unwinding in comfort, while the adjoining dining room and breakfast room create welcoming spaces for meals with family and friends. The well-appointed kitchen offers ample space for culinary creativity. Adding to the convenience, a ground floor WC is also included.

Upstairs, there are three spacious bedrooms, providing plenty of space for rest and relaxation. The principal bedroom benefits from a stylish en suite, while a contemporary family bathroom serves the remaining bedrooms, ensuring comfort for all.

Externally, a driveway runs to the side of the property, offering private parking, and a low maintenance rear garden provides a peaceful retreat for outdoor enjoyment.

Positioned in Bishop Auckland, you'll be within easy reach of the town's excellent amenities. The renowned Auckland Castle, historic market place, and a choice of independent shops, eateries, and supermarkets create a lively local scene. Families will appreciate proximity to well-regarded schools and beautiful parks. Excellent transport links connect you easily to Durham, Newcastle and beyond, making this an ideal base for commuters.

Properties within this sought-after location rarely stay on the market for long. Early viewing is highly recommended to fully appreciate this inviting period home and its wonderful surroundings. Arrange your visit today.

GROUND FLOOR

Entrance Hallway

Via upvc door, laminate flooring, stairs to first floor.

Lounge

15'11" x 14'3" (4.867 x 4.361)

With feature upvc double glazed bay window to front, two central heating radiators and laminate flooring.

Dining Room

17'6" x 15'11" (5.344 x 4.867)

With two central heating radiators, upvc double glazed bay window to rear and laminate wood flooring.

Breakfast Room

13'0" x 10'3" (3.986 x 3.139)

With two central heating radiators, laminate and large upvc double glazed window to side

Kitchen

11'11" x 10'3" (3.644 x 3.138)

Fitted with a range of wall and base units with contrasting work surfaces over, white sink unit, plumbing for washing machine, wall mounted gas boiler, central heating radiator and two upvc double glazed windows to rear.

Ground Floor Cloaks /WC

Habing wc, wash hand basin and central heating radiator

FIRST FLOOR

Landing

With loft hatch and uPVC double glazed window to side

Bathroom/WC

Fitted with a panelled bath having shower and screen over, wc, wash hand basin and chrome heated towel rail.

Bedroom One

16'0" x 11'11" (4.880 x 3.649)

Having two central heating radiators and uPVC double glazed bay window to front.

Bedroom Two

14'2" x 11'11" (4.338 x 3.642)

Having two central heating radiators and uPVC double glazed window to rear.

En suite/WC

With double shower cubicle, wc, wash hand basin and chrome heated towel rail

Bedroom Three

10'3" x 9'5" (3.142 x 2.895)

With central heating radiator and uPVC double glazed window to front

Externally

Externally, a driveway runs to the side of the property, offering private parking, and a low maintenance rear garden provides a peaceful retreat for outdoor enjoyment.

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/8343-7027-3340-3922-0906>

EPC Grade D

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: Good Coverage from Vodafone, O2, 3 and EE

Council Tax: Durham County Council, Band: C Annual price: £ 2,354.71 (Maximum 2026)

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: Very low risk of ground water flooding. Very low risk of flooding from seas and rivers

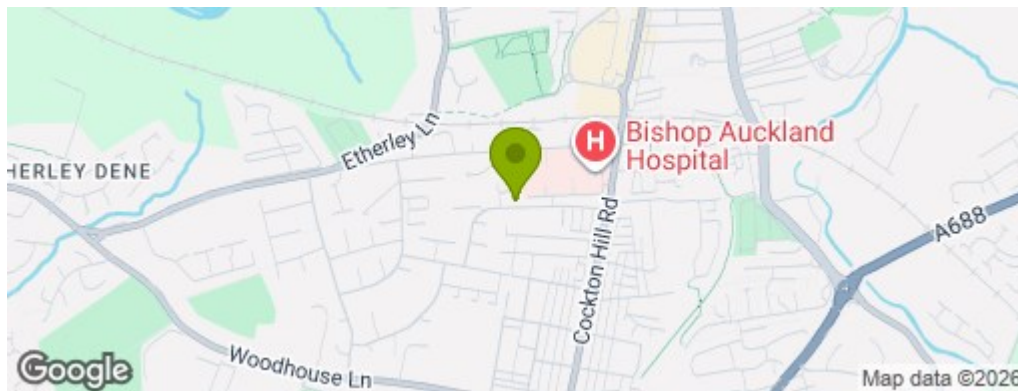
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While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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