



St. Pauls Way, Hunwick, DL15 0JJ  
3 Bed - House - Semi-Detached  
£155,000

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## St. Pauls Way Hunwick, DL15 0JJ

Robinsons are delighted to offer to the sales market this charming and beautifully presented three-bedroom semi-detached home, occupying a generous plot with a large South/East facing rear garden. The property has been exceptionally well maintained and thoughtfully improved by the current owners, most recently with the addition of a stylish, newly fitted bathroom suite to the first floor. Further benefits include gas central heating, UPVC double glazing throughout and solar panels to the roof.

This versatile home will appeal to a wide range of buyers, offering flexible living accommodation. To the first floor are two well-proportioned double bedrooms and the modern family bathroom, while the ground floor features an additional bedroom which could alternatively be used as a second reception room, home office, or playroom. A convenient ground floor shower room adds to the practicality of the layout.

The internal accommodation briefly comprises: a welcoming entrance hallway with staircase leading to the first floor; a spacious ground floor bedroom/reception room; and a modern shower room. The main reception room is bright and generously sized, enjoying dual aspect windows to the front and rear overlooking the gardens, providing ample space for both seating and dining. The kitchen is fitted with a range of wall, base, and drawer units, offering space for a cooker, fridge/freezer, dishwasher, washing machine, and tumble dryer.

To the first floor, there are two spacious double bedrooms, both offering ample room for furniture, with the front bedroom benefiting from a useful over-stairs storage cupboard. Completing the accommodation is the recently re-fitted bathroom, featuring a contemporary three-piece suite with mains shower over bath, wash hand basin, and WC, finished with part-tiled walls and flooring.













### Outside

Externally, the property enjoys generous gardens to both the front and rear. The front garden is attractively tiered with planted flower beds and steps leading to the entrance, and also benefits from an electric vehicle charging point. The rear garden enjoys a good degree of sunlight being South/East facing and is of an excellent size, featuring a lawned area, paved patio ideal for outdoor entertaining, well-stocked flower beds, and space for a garden shed.

### Location

Situated in the ever-popular village of Hunwick, the property offers a pleasant semi-rural lifestyle while remaining conveniently close to the nearby towns of Bishop Auckland and Crook, both of which provide a wide range of shopping, leisure, and healthcare facilities. Hunwick itself boasts a strong community feel, with a well-regarded primary school, popular village pub, tea room, and access to beautiful countryside walks.

### Agents Notes

Council Tax: Durham County Council, Band A- Approx. £1748 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 – being applied for NA

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.

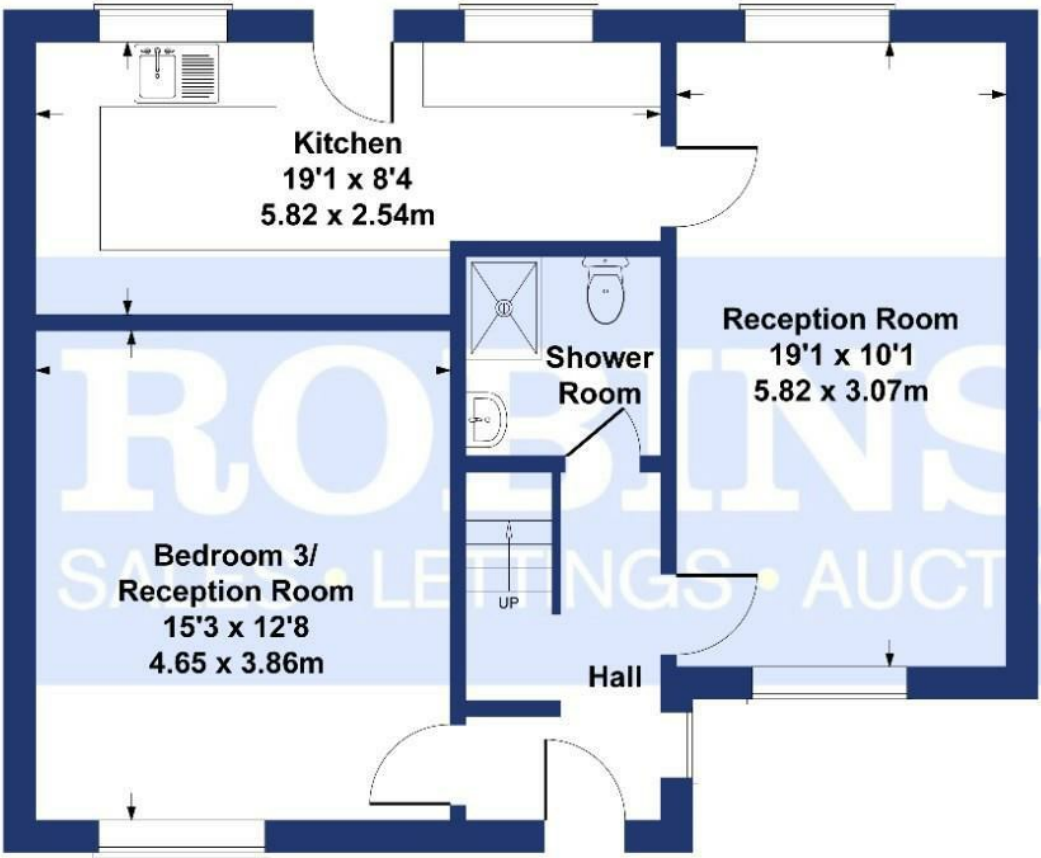
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



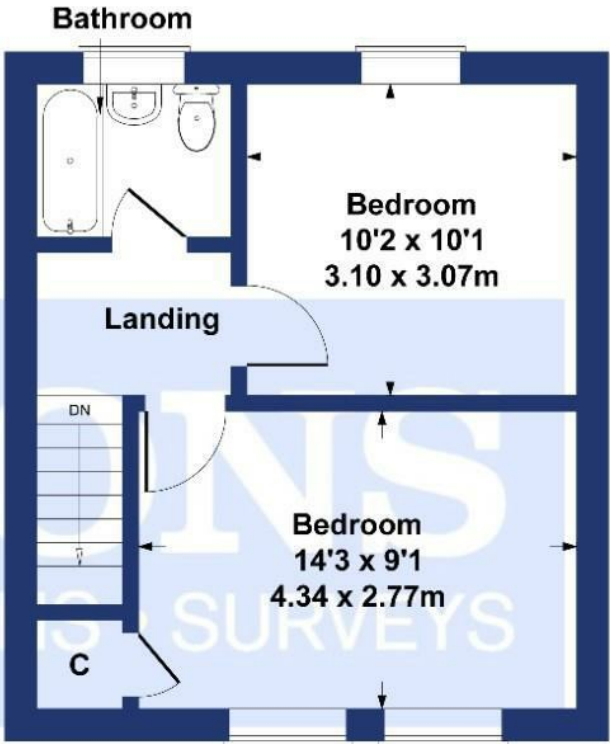
# St Pauls Way Hunwick

Approximate Gross Internal Area  
976 sq ft - 91 sq m

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 83                      | 84        |
|                                             | EU Directive 2002/91/EC |           |



**GROUND FLOOR**



**FIRST FLOOR**

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







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