

Bishops Way, Pity Me, DH1 5DB
2 Bed - Bungalow - Detached
O.I.R.O £250,000

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Bishops Way
Pity Me, DH1 5DB

Occupying a pleasant cul-de-sac position within a highly regarded residential area of Pity Me, Durham, this well-presented two-bedroom detached bungalow offers comfortable, versatile accommodation, attractive gardens and excellent potential for a range of buyers. Rarely available in this sought-after location, the property represents a fantastic opportunity for those looking to downsize, enjoy single-storey living or purchase a home in a convenient and established neighbourhood.

Pity Me is particularly popular thanks to its excellent range of local amenities, nearby schools and convenient access to major road links, making it an ideal location for everyday living. Durham City Centre, with its historic attractions, restaurants, shops and leisure facilities, is just a short drive away, whilst the nearby Arnison Centre Retail Park provides a wide selection of popular high street retailers and supermarkets.

The thoughtfully arranged floor plan briefly comprises an entrance porch leading into a comfortable and welcoming lounge, featuring patio doors opening directly onto the side garden and patio area, perfect for relaxing or enjoying the warmer months. The fitted kitchen provides practical storage and workspace, together with the added convenience of direct access into the integral garage. An inner hallway leads to two generously proportioned double bedrooms and a shower room/WC, completing the accommodation.

Externally, the bungalow enjoys established gardens to the front, side and rear, providing attractive outdoor spaces with plenty of scope for gardening, entertaining or simply relaxing. A private driveway offers off-street parking and leads to the single integral garage, which benefits from a remote-controlled roller door.

Detached bungalows in this desirable location rarely come to the market, particularly at such a competitive asking price. Early viewing is strongly recommended to fully appreciate the accommodation, setting and opportunity on offer.























Agents Notes
Council Tax: Durham County Council, Band D - Approx. £2622 p.a
Tenure: Freehold
Estate Management Charge – No
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating via recent combi boiler
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – Granted
Rights & Easements – None known
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 – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

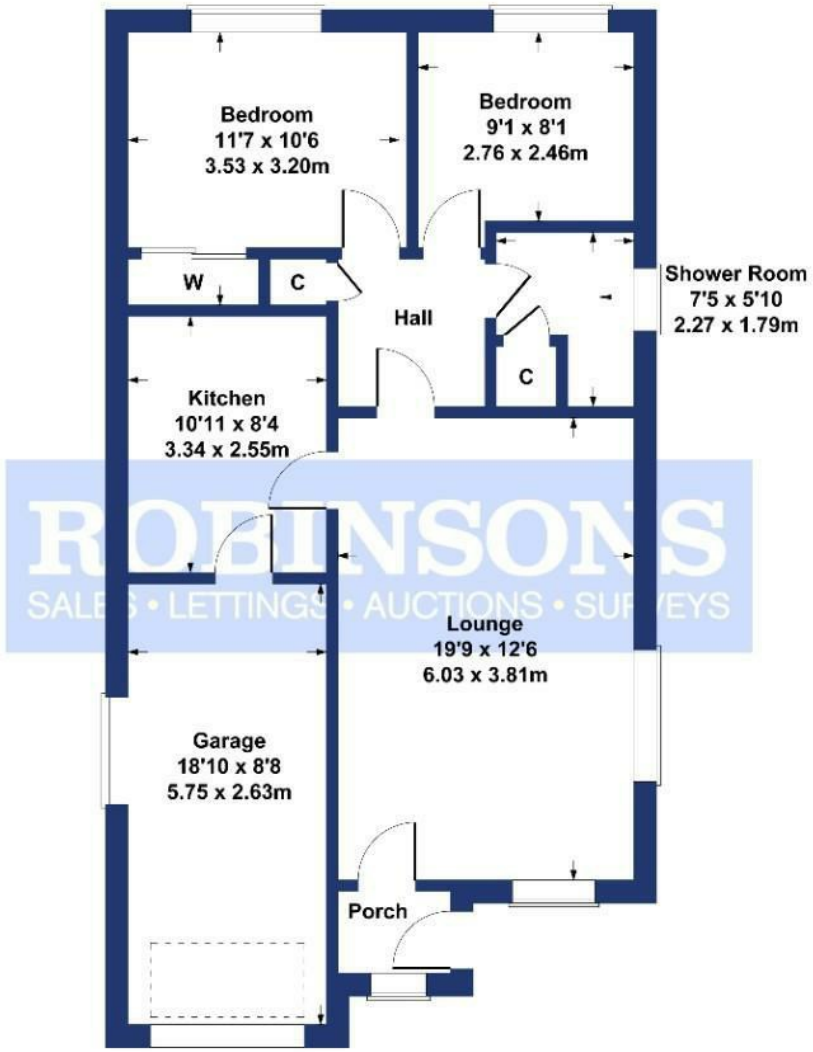
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Sale Ready
Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Bishops Way

Approximate Gross Internal Area
861 sq ft - 80 sq m

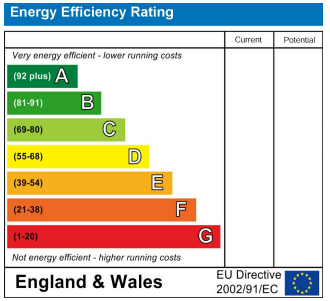


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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 services.



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