



Beechwood Drive, Bishop Auckland, DL14 6XS
4 Bed - House - Detached
£250,000

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Beechwood Drive Bishop Auckland, DL14 6XS

Nestled in the sought-after Beechwood Drive area of Bishop Auckland, this splendid four-bedroom house offers an exceptional living experience. The property is ideally located within easy reach of the local town centre, providing convenient access to excellent schools, a variety of amenities, and well-connected road networks.

This home has been maintained to a high standard by its current owners, ensuring that it is both inviting and functional. Upon entering, you will find three spacious reception rooms, including a comfortable lounge, a dining room perfect for entertaining, and a delightful conservatory that invites natural light and offers a serene view of the garden. The well-appointed kitchen, accompanied by a utility room and a convenient WC, caters to all your culinary needs.

The first floor boasts four generously sized bedrooms, with the master bedroom featuring an en-suite bathroom for added privacy and convenience. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Externally, the property is equally impressive. A large driveway provides off-road parking for several vehicles. The front garden is laid to lawn, while the rear garden is larger than average and has been beautifully maintained, featuring three patio areas that are perfect for outdoor gatherings or simply enjoying the fresh air.

This property provides a wonderful opportunity for families or anyone seeking a spacious and well-located home in Bishop Auckland. Do not miss the chance to make this delightful house your new home.













GROUND FLOOR

Entrance Hall

Lounge

13'9" x 11'1" (4.20 x 3.40)

Dining Room

11'5" x 8'10" (3.50 x 2.70)

Conservatory

9'10" x 8'10" (3.00 x 2.70)

Kitchen

11'9" x 9'6" (3.60m x 2.90m)

Utility

8'5" x 4'11" (2.57m x 1.50m)

W C

Playroom

14'5" x 8'9" (4.39m x 2.67m)

FIRST FLOOR

Landing

Bedroom 1

15'9" x 10' (4.80m x 3.05m)

Ensuite

Bedroom 2

12'8" x 7'10" (3.86m x 2.39m)

Bedroom 3

11'11" x 8'11" (3.63m x 2.72m)

Bedroom 4

10'3" x 7'6" (3.12m x 2.29m)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band D - Approx. £2551 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 – N/A

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

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.



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

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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