



Watling Road, Bishop Auckland, DL14 6RP
3 Bed - House - Semi-Detached
£280,000

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Exceptional Fully Renovated Extended Family Home with Stunning Open-Plan Living

This beautifully renovated and substantially extended semi-detached home offers exceptional modern family living in a highly convenient town-centre location.

Completely transformed and finished to an impressive standard throughout, the property combines contemporary design with generous proportions — creating a rare turnkey opportunity for buyers seeking space, style and practicality.

The standout feature is the stunning rear extension, delivering an expansive open-plan kitchen, dining and family space designed for modern living. Bi-fold doors flood the room with natural light and open onto the private rear garden, seamlessly blending indoor and outdoor living. The high-specification kitchen offers integrated appliances, extensive storage and sleek finishes, complemented by a separate utility room and ground floor cloakroom for added convenience.

To the front, a cosy yet elegant living room provides a peaceful retreat, while the entrance hall sets the tone with quality flooring and a striking staircase.

Upstairs, three well-proportioned bedrooms are served by a stylish family bathroom, with the impressive principal suite benefiting from a generous layout, contemporary ensuite and attractive garden views.

Externally, the property offers ample parking and a private rear garden — ideal for families and entertaining.

This is a rare opportunity to acquire a fully modernised and extended home requiring no further work — simply move in and enjoy.

Early viewing is strongly recommended.

AGENTS NOTES

Council Tax: Durham County Council, Band C - Approx. £2268 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 – N/A

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.

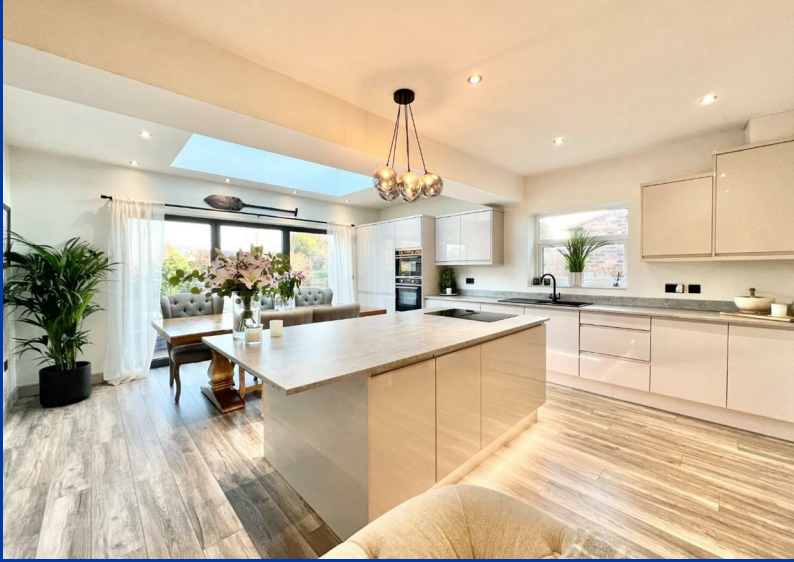
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

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.

The seller of the property is an employee of Robinsons Estate Agents.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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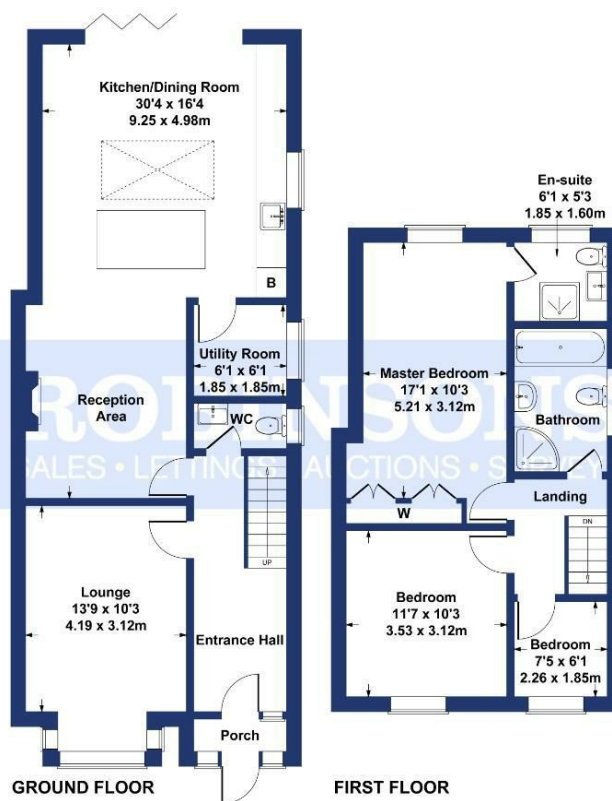
Strategic Marketing Plan

Dedicated Property Manager

Watling Road Bishop Auckland

Approximate Gross Internal Area

1305 sq ft - 121 sq m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-120	B		
85-105	C		
65-85	D		
45-65	E		
25-45	F		
1-25	G		
Not energy efficient - higher running costs		58	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-107	B		
81-101	C		
61-81	D		
41-61	E		
21-41	F		
1-21	G		
Not environmentally friendly - higher CO ₂ emissions			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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