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Linburn Drive Bishop Auckland, DL14 0RG

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Price £154,000

Three bedroomed, semi-detached property on Linburn Drive offered to the market for sale with no onward chain. Pleasantly positioned within a sought after residential area on the outskirts of Bishop Auckland. Situated just a short distance from both Bishop Auckland's town centre and Tindale's retail park, allows for access to a large array of amenities, including supermarkets, healthcare services, shops and also an extensive public transport system, providing for access to both the neighbouring villages as well as to further afield places including Darlington , Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

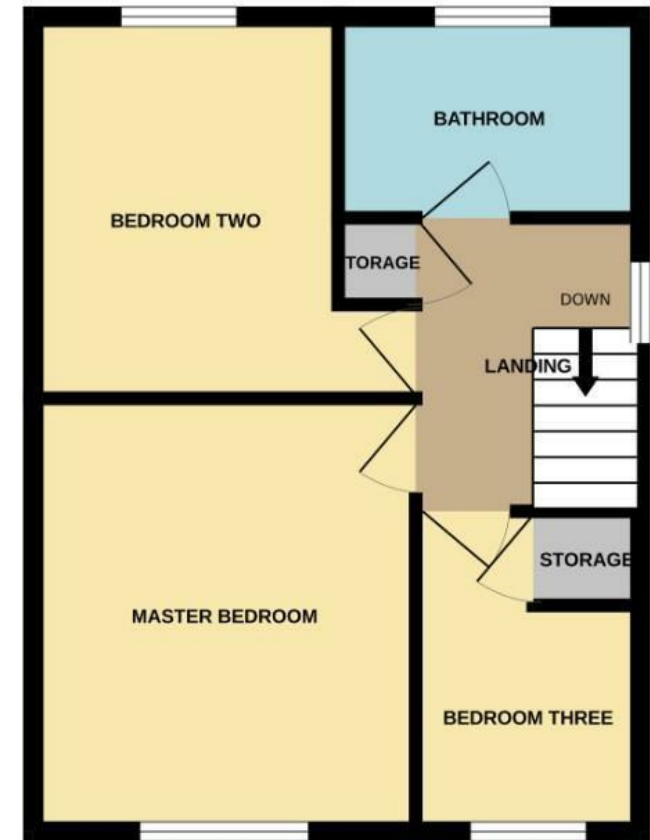
In brief, the property comprises; an entrance hall leading into the open plan living and dining room, kitchen and utility room to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, the property has a lawned garden with well established shrubbery, single driveway and garage to the front. To the rear, there is a well maintained garden, mainly laid to lawn with perimeter borders and patio areas ideal for outdoor seating.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Living Room

14'5" x 11'5"

Bright and spacious living room located to the front of the property benefiting from electric fire with feature surround, neutral decor and large window spanning the width of the room allowing plenty of natural light.

Dining Room

10'9" x 8'8"

Adjoined to the living room, the dining room provides an additional reception area with space for a table and chairs with sliding doors leading into the garden.

Kitchen

10'9" x 8'8"

The kitchen is fitted with a range of wood effect wall, base and drawer units with complementing work surfaces, breakfast bar and sink/drainers unit.

Utility Room

8'8" x 8'4"

The utility area provides additional storage and has points to fit a washing machine and tumble dryer.

Master Bedroom

11'5" x 9'10"

The master bedroom has space for a king sized bed with neutral decor and fitted wardrobes providing ample storage with window to the front elevation.

Bedroom Two

11'9" x 8'10"

The second bedroom is another generous double bedroom with ample space for furniture, neutral decor and window to the rear elevation.

Bedroom Three

8'10" x 7'10"

The third bedroom is a well sized single room which is currently utilised as a home office with window to the front elevation

External

Externally, the property has a lawned garden with well established shrubbery, single driveway and garage to the front. To the rear, there is a well maintained garden, mainly laid to lawn with perimeter borders and patio areas ideal for outdoor seating.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









