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Waddington Street Bishop Auckland, DL14 6HG

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### Offers In Excess Of £120,000

A great opportunity to purchase this, large three bedroomed end of terrace property in Bishop Auckland. Benefiting from a number of improvements by the current owners, including new kitchen, bathroom and a full rewire and off street parking for two cars. The property is situated on Waddington Street within walking distance to both primary and secondary schools as well as supermarkets, restaurants and healthcare services. The town centre provides further shops including popular high street stores. There is also an extensive public transport system which allows for access to not only the surrounding towns and villages, but to further afield places such as Darlington, Durham, Newcastle and York. The A688 provides easy access to the A1(M). Ideal for first time buyers or families alike.

In brief the property comprises an entrance hall leading through into the living room, dining room and kitchen to the ground floor. Whilst the first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally the property has on street parking available to the front, whilst to the rear there is a large enclosed courtyard with outhouses providing storage as well as a gated driveway for two cars.

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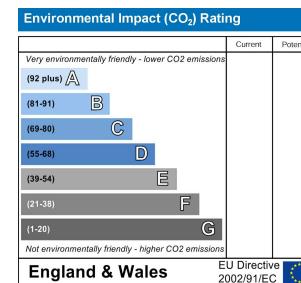
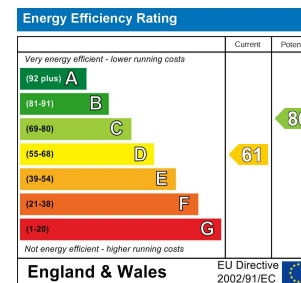
GROUND FLOOR



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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### Living Room

14'4" x 13'0"

Bright and spacious living room located to the front of the property, with solid wood flooring, multi fuel stove and large window to the front elevation providing lots of natural light.

### Dining Room

13'8" x 12'7"

The dining room is another good size reception room, with space for a table and chairs, further furniture and window to the rear elevation.

### Kitchen

14'4" x 11'1"

The kitchen is fitted with a range of wooden base and drawer units, complementing work surfaces, tiled splash backs and ceramic sink/drain. Space is available for free standing appliances and there is a free standing kitchen Island providing additional storage. Window to the side elevation and stable door leads out into the courtyard.

### Master Bedroom

13'8" x 12'4"

The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture and window to the front elevation.

### Bedroom Two

13'1" x 11'7"

The second bedroom is a further double bedroom with window to the rear elevation.

### Bedroom Three

9'6" x 7'0"

The third bedroom is a good size bedroom with window to the front elevation.

### Bathroom

14'1" x 11'0"

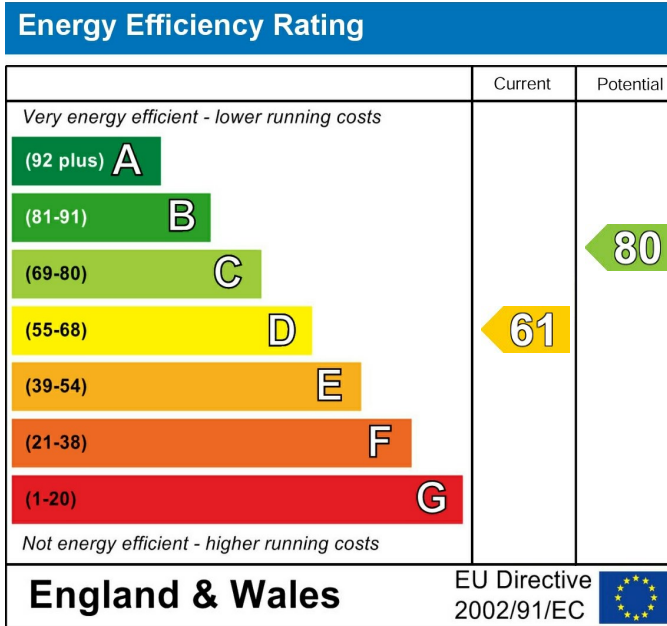
The bathroom is fitted with a WC, wash hand basin, free

standing bath and double walk in shower cubicle.

Window to the side elevation.

### External

Externally the property has on street parking available to the front, whilst to the rear there is a large enclosed courtyard with outhouses providing storage as well as a gated driveway for two cars.



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.



