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West Lane Bishop Auckland, DL14 0QY

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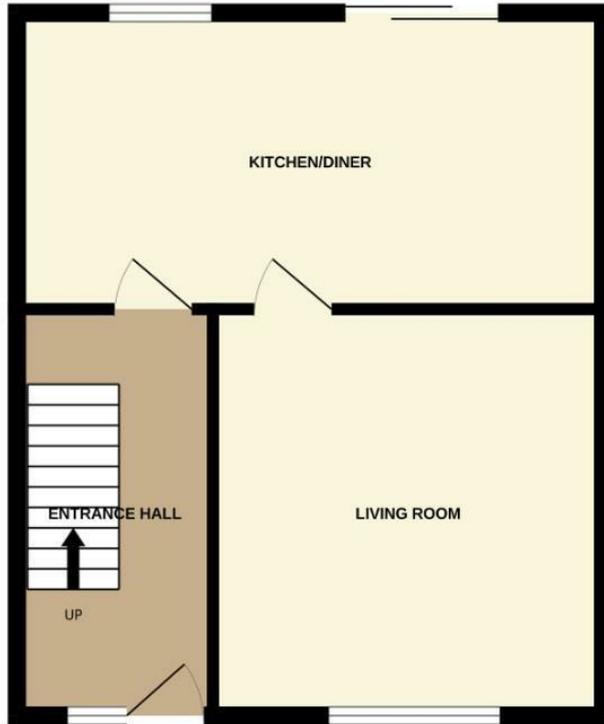
Price £90,000

Modern three bedroomed, family home located on West Lane in Bishop Auckland. Situated within walking distance of a variety of amenities, such as popular high street retail stores, cafés, restaurants and supermarkets. Only approx. 1mile away from Bishop Auckland's town centre, which provides further access to facilities such as banks, restaurants, healthcare services as well as both primary and secondary schools. There is also an extensive public transport system which not only allows for access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters it is also within easy reach of the A68 which leads to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a low maintenance gravelled garden to the front along with on street parking available. Whilst to the rear there is a good size enclosed garden, with areas for outdoor furniture, artificial lawn and outbuilding providing additional storage.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

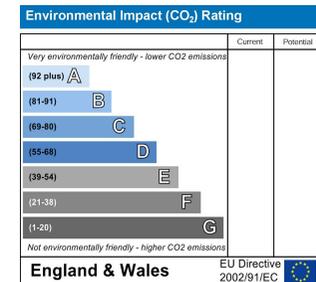
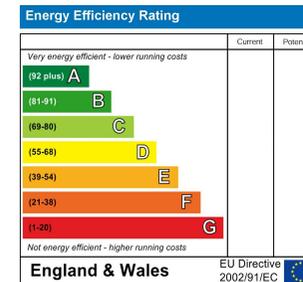
GROUND FLOOR



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

12'11" x 12'7"

Spacious living room located to the front of the property, benefiting from modern decor, feature fire surround and large window to the front elevation.

Kitchen

19'0" x 9'6"

The kitchen contains a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances. There is room for a kitchen table and chairs and sliding doors to the rear lead out into the garden.

Master Bedroom

12'7" x 9'6"

The master bedroom is a large double bedroom, with space for wardrobes and for further free standing furniture. Window to the front elevation.

Bedroom Two

10'9" x 8'8"

The second bedroom is another good size double bedroom with fitted wardrobes and window to the rear elevation.

Bedroom Three

8'10" x 4'11"

The third bedroom is a large single bedroom with fitted wardrobe and window to the front elevation.

Bathroom

7'4" x 5'2"

The family bathroom had been newly fitted and contains

a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has a low maintenance gravelled garden to the front along with on street parking available. Whilst to the rear there is a good size enclosed garden, with areas for outdoor furniture, artificial lawn and outbuilding providing additional storage.

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.



