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Woodhouse Lane Bishop Auckland, DL14 6JX

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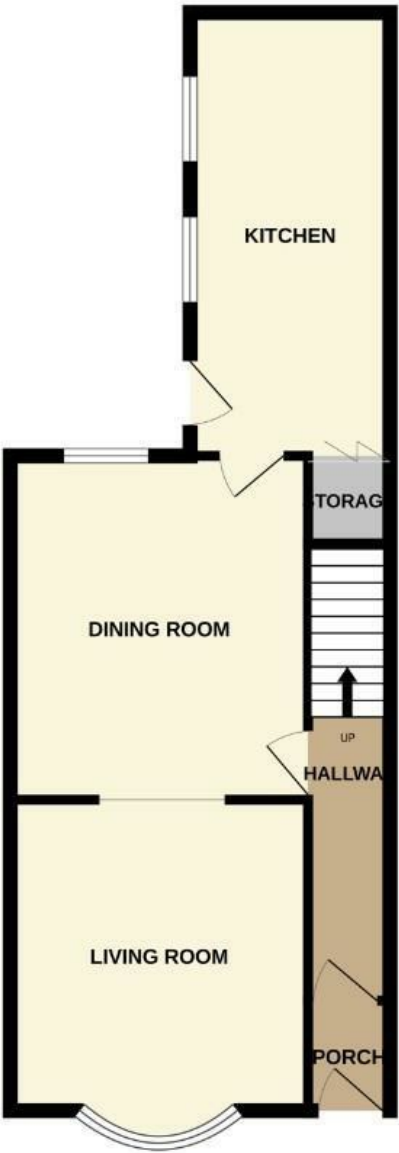
## Offers In Excess Of £90,000

Modern, three bedroomed end of terrace property located on Woodhouse Lane in Bishop Auckland. Situated just a short distance from the town centre providing access to a range of local amenities, such as supermarkets, healthcare services, cafés, restaurants, leisure facilities and both primary and secondary schools. The A688 is nearby and leads to the A1 (M) both North and South, ideal for commuters. 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 Durham, Darlington, Newcastle and York.

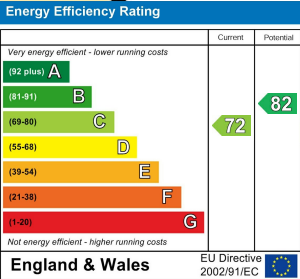
In brief, the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally, the property has a large lawned garden to the front with perimeter hedging and pathway to the front entrance while on street parking is available. To the rear, there is a low maintenance enclosed yard with gated access into the back lane.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | [www.hunters.com](http://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**

12'1" x 11'5"  
Bright and spacious living room located to the front of the property, benefiting from neutral decor, feature fire surround and ample space for furniture. Bay window to the front elevation allows lots of natural light.

**Dining Room**

13'5" x 11'7"  
The second reception room is another great size, with space for a table and chairs, further furniture and window to the rear elevation.

**Kitchen**

17'6" x 7'10"  
The kitchen contains a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances and window to the side elevation.

**Master Bedroom**

15'1" 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**

13'5" x 9'2"  
The second bedroom is another generous double bedroom with window to the rear elevation.

**Bedroom Three**

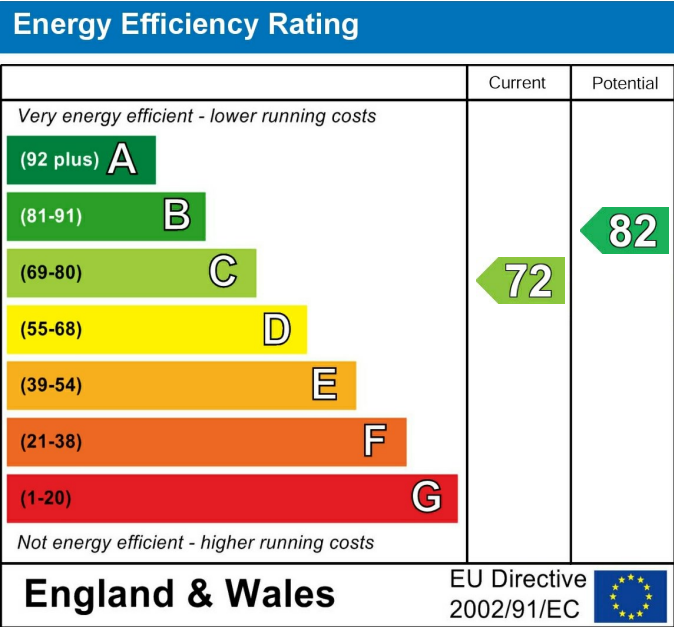
8'4" x 7'10"  
The third bedroom is a single bedroom with window to the rear elevation.

**Bathroom**

8'10" x 4'11"  
The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

**External**

Externally, the property has a large lawned garden to the front with perimeter hedging and pathway to the front entrance while on street parking is available. To the rear, there is a low maintenance enclosed yard with gated access into the back lane.



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.







