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Sandringham Terrace Leeholme, DL14 8HY



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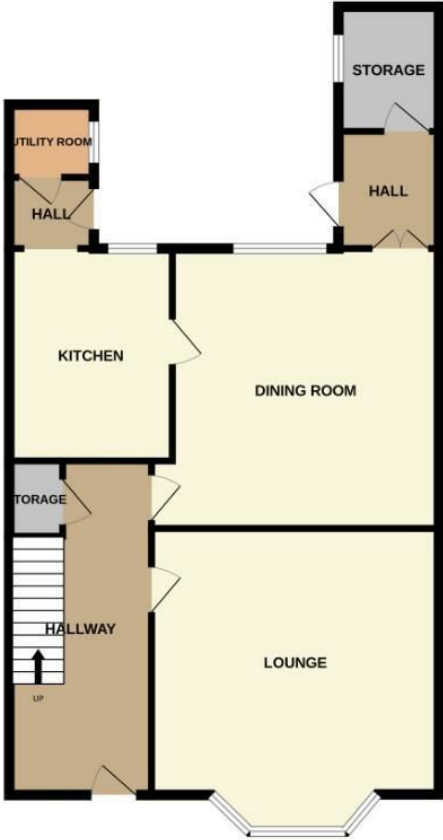
## Offers In Excess Of £120,000

A unique opportunity to purchase this three storey, six bedroomed family home located on Sandringham Terrace in Leeholme. Situated in a quiet cul de sac with no passing traffic. Within the village are a range of amenities including the local convenience store, local shops, salons and primary schools. Nearby town Bishop Auckland is only a few miles away and provides further access to secondary schools, supermarkets, retail stores, cafes, restaurants and healthcare services. There is a regular bus service through the village allowing for frequent access to neighbouring towns and villages as well as further afield places including Durham and Darlington. The A689 is close by leading to the A1(M).

In brief the property comprises an large entrance hall leading through into the living room, dining room, kitchen, utility room and additional storage room to the ground floor. Stairs ascend to the first floor containing the master bedroom, two further spacious bedrooms and large family bathroom. The second floor contains a further three bedrooms and large storage room. Externally, the property has a small lawned garden to the front along with on street parking available, whilst to the rear there is large enclosed courtyard with gated access to rear with attached garage with door leading into courtyard.

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GROUND FLOOR  
862 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.1 sq.m.) approx.

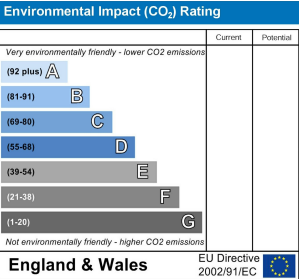
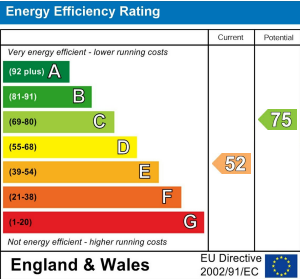


2ND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 2262 sq.ft. (210.1 sq.m.) approx.

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

18'3" x 16'0"

Spacious reception room located to the front of the property, with ample room for furniture, wall hung electric fire with feature surround and large bay window to the front elevation.

### Dining Room

16'0" x 14'10"

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

### Hall

6'6" x 5'6"

Accessed through the dining room providing additional storage space.

### Storage Room

7'0" x 6'11"

Large room providing additional storage.

### Kitchen

11'9" x 8'11"

The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances and plumbing for a dishwasher.

### Utility Room

4'7" x 3'11"

The utility room provides additional storage and space for further appliances.

### Rear Porch

Plumbed for a washing machine and contains the wall mounted combi boiler.

### Master Bedroom

17'8" x 14'9"

The master bedroom is a spacious double bedroom with built in storage cupboard and bay window to the front elevation.

### Bedroom Two

16'0" x 13'6"

The second bedroom is a double bedroom with built in wardrobes and window to the rear elevation.

### Bedroom Three

10'4" x 9'10"

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

### Bathroom

12'2" x 10'3"

The family bathroom is a great size, fitted with a large jacuzzi bath, wash hand basin and WC. There is a large built in storage cupboard providing additional storage.

### Bedroom Four

12'1" x 4'7"

The fourth bedroom is a a double bedroom with window to the front elevation.

### Bedroom Five

13'5" x 12'1"

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

### Bedroom Six

12'5" x 10'3"

The sixth bedroom is a good size bedroom with skylight to the rear elevation.

### Storage Room


10'5" x 10'2"

The storage room to the second floor provides a great additional storage space and also has the potential to be turned into a seventh bedroom if the skylight was reinstated.

### External

Externally, the property has a small lawned garden to the front along with on street parking available, whilst to the rear there is large enclosed courtyard with gated access to the rear, garage with side door access to courtyard.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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.















