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13 Richmond Avenue, Bishop Auckland, DL14 6NQ

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£180,000

Three bed roomed, semi detached family home located on Richmond Avenue in Bishop Auckland. Benefiting from a number of improvements made by the current owners including; a new kitchen, windows, oak doors and boiler. Set within the highly sought after Pye Estate, the property is within walking distance to local amenities including highly regarded primary and secondary schools. Bishop Auckland's town centre offers access to supermarkets, high street stores, independent shops, restaurants and cafes, whilst the nearby retail park is ever expanding, with a range of popular high street shops, food outlets and a new cinema/bowling complex opening soon. There is an extensive public transport system in the area via both bus or train allows regular access to further afield places, such as; Darlington, Durham, Newcastle or York. For commuters the A688 and A689 are both close by.

In brief the property comprises; an entrance porch leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally, the property has a lawned garden to the front, along with a driveway leading to the single garage providing ample off street parking. To the rear of the property there is a large enclosed garden mainly laid to lawn along with patio areas ideal for outdoor furniture.

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GROUND FLOOR



1ST FLOOR



13 RICHMOND AVENUE

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

Living Room

16'4" x 13'1"

Bright and spacious living room with electric fire with feature surround and plenty of space for further free standing furniture. Window to the front elevation gives ample natural light.

Dining Room

10'9" x 8'10"

The dining room provides space for a table and chairs, further furniture and French doors to the rear lead out into the garden.

Kitchen

10'9" x 7'6"

The kitchen contains a new range of wall, base and drawer units, complementing work surfaces, tiled splash backs and Belfast sink. Benefiting from an integrated fridge/freezer, oven, hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom

13'1" x 9'10"

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

Bedroom Two

10'9" x 9'10"

The second bedroom is a further double bedroom, benefiting from built in wardrobes and window to the rear elevation.

Bedroom Three

10'5" x 6'6"

The third bedroom is a single room with window to the front elevation.

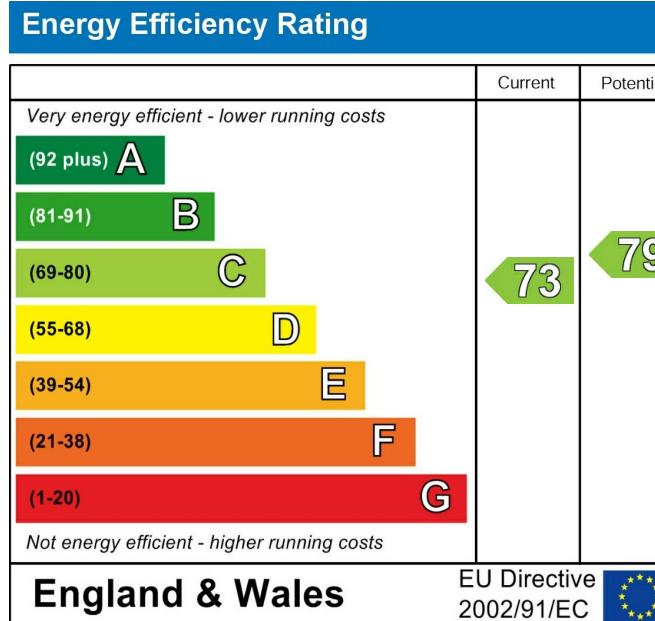
Bathroom

6'6" x 5'6"

The modern bathroom contains a panelled bath with overhead rainfall shower, WC and wash hand basin.

External

Externally the property has a lawned garden to the front, along with a driveway leading to the single garage providing ample off street parking. To the rear of the property there is a large enclosed garden mainly laid to lawn along with patio areas ideal for outdoor furniture.



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.



