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Haweswater Grove West Auckland, Bishop Auckland, DL14
9LQ

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Offers Over £150,000

Spacious two bedroomed, semi-detached bungalow offered to the market for sale with no onward chain. This well presented family home features an enviable garden to the side and rear, beautifully landscaped with an array of both lawned and patio areas, raised sleepers and more making it the perfect space for avid gardeners and families. Situated on Haweswater Grove in West Auckland, the property is located a such a short distance from both Bishop Auckland and Tindale Retail Park, benefiting from easy access to a large range of facilities including healthcare services, supermarkets, high street stores, restaurants and both primary and secondary schools. Bishop Auckland also has an extensive public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York.

In brief, the property comprises; an entrance hall leading into the living room, kitchen with open-plan dining room/conservatory, utility room, master bedroom with ensuite, second double bedroom and family bathroom. Externally to the front, gated access leads into the enclosed front yard laid with low maintenance resin flooring along with flower beds hosting a well established conifer tree and further plants and shrubbery. To the side and rear, there is an outstanding enclosed garden, meticulously landscaped to include lawned areas, feature paving space ideal for outdoor furniture, large flower bed hosting an array of seasonal flowers, raised sleepers perfect for a home vegetable garden, along with a variety of trees, plants, flowers and shrubbery dispersed throughout the garden space creating a picturesque outdoor escape. Furthermore, there is a detached single garage with up and over door along with a dual length driveway providing ample off street parking.

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

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

Living Room

13'8" x 12'10"

Bright and spacious living room located to the front of the property offering plenty of room for furniture, benefiting from an electric fire with feature surround, neutral decor and large window to the front elevation providing lots of natural light.

Kitchen

12'9" x 8'2"

The modern kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs, sink/drainers, along with an integrated electric hob, oven and separate grill. Window to the rear elevation provides a serene outlook over the rear garden.

Conservatory/Dining Room

17'0" x 11'6"

The conservatory provides a great additional reception room, ideally used by the current owners as a large dining room while offering plenty of room for additional furniture. Large window spanning the length of the room provides a vast amount of natural light while dual French doors to the front and rear elevations lead into the garden.

Utility Room

10'6" x 5'2"

The utility room provides an additional storage space, fitted with further cabinetry and sink/drainers, along with plumbing for a washing machine and space for free standing appliances.

Master Bedroom

12'5" x 9'10"

Generously sized master bedroom offering ample room for a king-sized bed and further furniture, benefiting from neutral decor, fitted wardrobes and access leads into the ensuite.

Ensuite

4'3" x 3'3"

Ensuite bathroom fitted with a wash hand basin set within a vanity unit and low level WC.

Bedroom Two

12'4" x 6'3"

The second bedroom is another well proportioned double room benefiting from neutral decor with window to the side elevation.

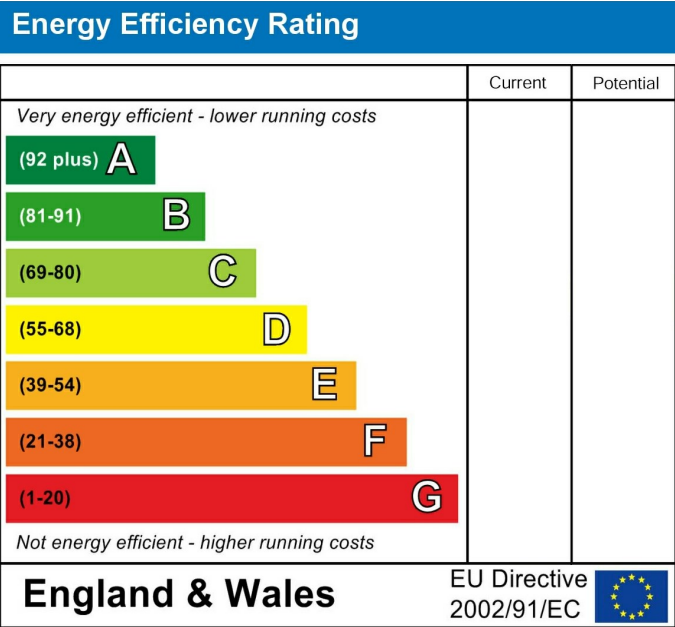
Bathroom

7'6" x 5'7"

The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin. Frosted window to the side elevation.

External

Externally to the front, gated access leads into the enclosed front yard laid with low maintenance resin flooring along with flower beds hosting a well established conifer tree and further plants and shrubbery. To the side and rear, there is an outstanding enclosed garden, meticulously landscaped to include lawned areas, feature paving space ideal for outdoor furniture, large flower bed hosting an array of seasonal flowers, raised sleepers perfect for a home vegetable garden, along with a variety of trees, plants, flowers and shrubbery dispersed throughout the garden space creating a picturesque outdoor escape. Furthermore, there is a detached single garage with up and over door along with a dual length driveway providing ample off street parking.



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.





