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Hartley Avenue Leeholme, Bishop Auckland, DL14 8HW

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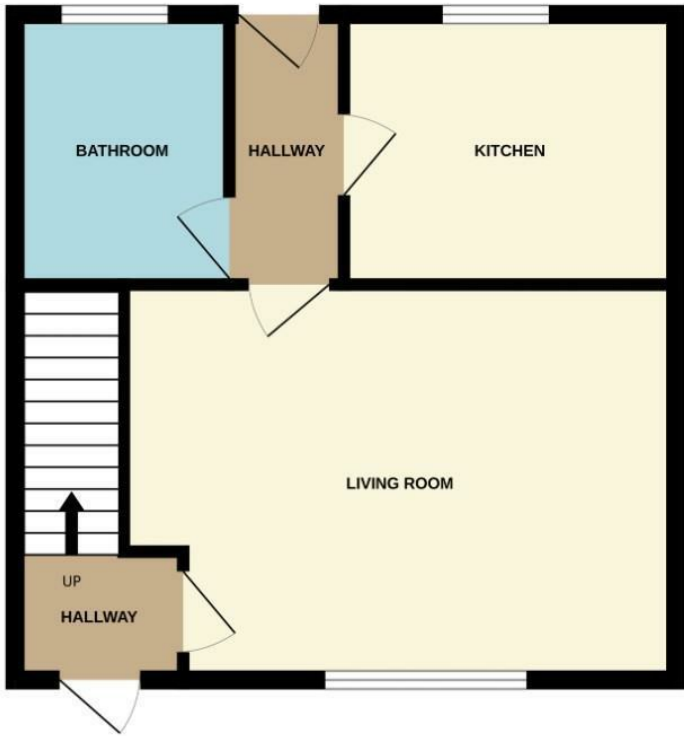
Price £79,950

Three bedroomed semi detached property located on Hartley Avenue, Leeholme. Leeholme is only approx. 3 miles from Bishop Auckland's town centre, which provides access to a vast array of amenities such as supermarkets, restaurants, popular high street stores and also both primary and secondary schools. For commuters the A689 is nearby which leads to the A1 (M) both North and South. There is also an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle.

In brief the property comprises; an entrance hall leading through into the living room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and WC. Externally the property has on street parking to the front, along with an enclosed garden mainly laid to lawn. To the rear of the property there is a further large enclosed garden.

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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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		73			
	51				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**Living Room**

17'0" x 11'1"

Bright and spacious living room located to the front of the property, with neutral decor and large window to the front elevation.

**Kitchen**

10'2" x 8'3"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Benefiting from an integrated oven, hob and overhead extractor along with space for further free standing appliances.

**Bathroom**

8'3" x 6'6"

The bathroom contains a panelled bath, WC and wash hand basin.

**Master Bedroom**

17'0" x 11'1"

The master bedroom provides space for a king sized bed further furniture and window to the front elevation.

**Bedroom Two**

10'2" x 7'10"

The second bedroom is another double bedroom with window to the rear elevation.

**Bedroom Three**

8'2" x 7'6"

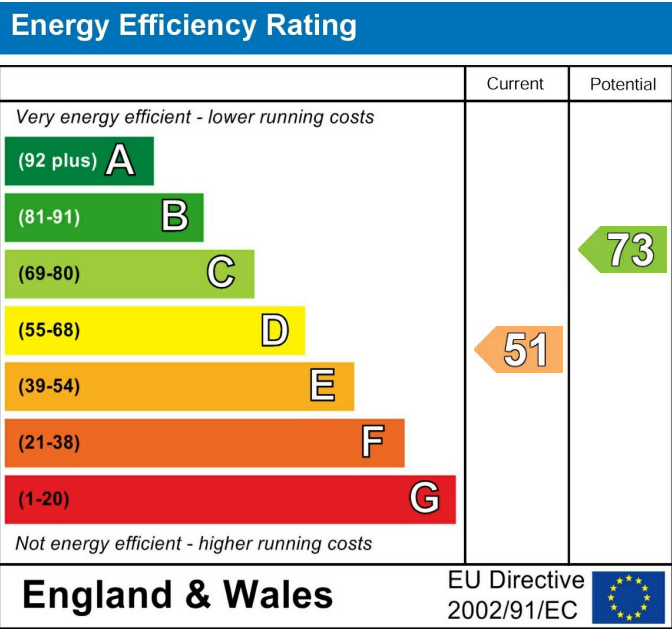
The third bedroom is a single room with window to the front elevation.

**WC**

Fitted with a WC and wash hand basin.

**External**

Externally the property has on street parking to the front, along with an enclosed garden mainly laid to lawn. To the rear of the property there is a further large lawn enclosed.



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.



