



HUNTERS[®]
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Marsh Way Auckland Park, Bishop Auckland, DL14 8EZ

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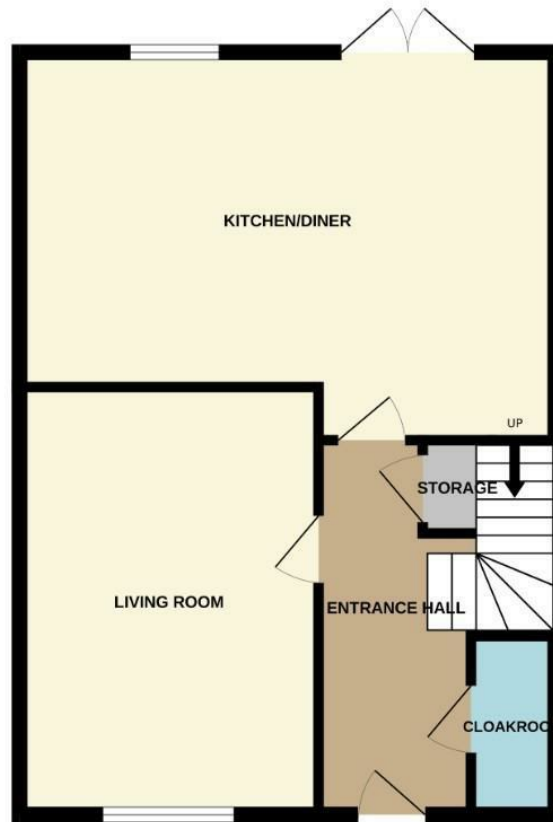
£245,000

Immaculately presented four bedroomed, detached family home located on Marsh Way. Perfectly positioned in a sought after development in Auckland park, a short distance from Bishop Auckland. Bishop Auckland and Tindale Retail Park offer easy access to supermarkets, restaurants, popular high street retail stores as well as healthcare services and primary and secondary schools. Local bus routes link Auckland Park with Bishop Auckland town centre and surrounding villages, while road links via the A688 and A689 give access to the wider County Durham area and the A1(M) ideal for commuters.

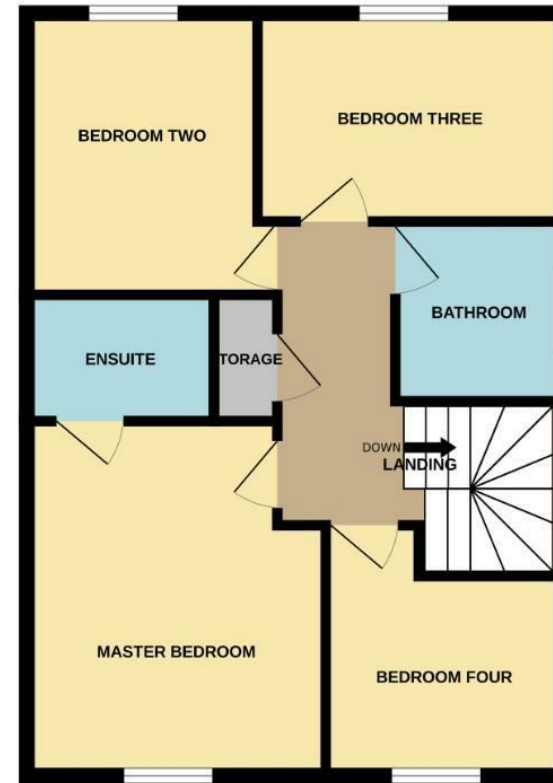
In brief the property comprises; an entrance hall leading through into the living room, open plan kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further good size bedrooms and the family bathroom. Externally the property has a long driveway leading to the single garage providing ample off street parking. Whilst to the rear there is a good size enclosed garden which is mainly laid to lawn.

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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		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

15'10" x 11'1"

Bright and spacious living room located to the front of the property, benefiting from modern decor, ample space for furniture and large window to the front elevation provides lots of natural light.

Kitchen/Diner

19'10" x 14'5"

The kitchen is fitted with a range of contemporary wall, base and drawer units, complementing work surfaces, upstands and sink/drain unit. Fitted with integrated appliances including an oven, hob, overhead extractor, fridge/freezer, dishwasher and washing machine. Ample space is available for a table and chairs and French doors to the rear lead out into the garden.

Cloakroom

6'6" x 2'11"

Fitted with a WC and wash hand basin.

Master Bedroom

13'1" x 11'8"

The master bedroom is a spacious double bedroom, with room for a king sized bed, further furniture and access leads through into the ensuite. Window to the front elevation.

Ensuite

6'10" x 4'7"

The ensuite is fitted with a double shower cubicle with overhead mains fed shower, WC and wash hand basin.

Bedroom Two

10'7" x 8'6"

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

Bedroom Three

11'1" x 8'2"

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

Bedroom Four

7'10" x 7'2"

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

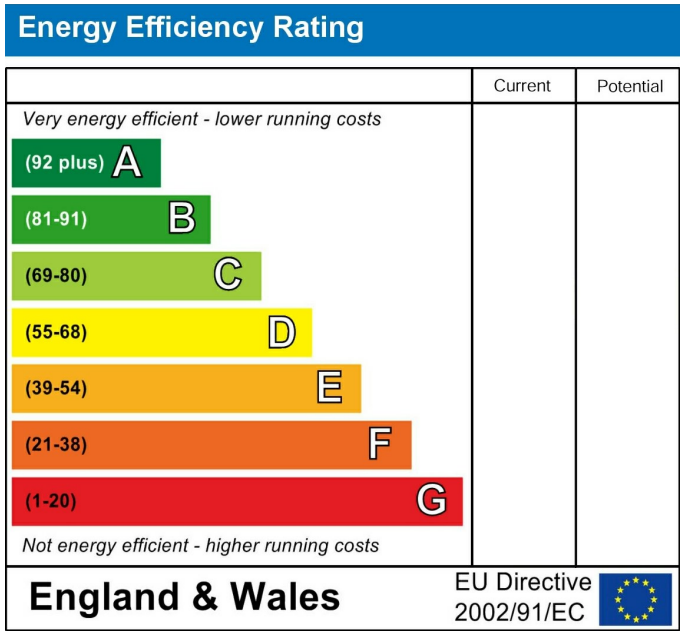
Bathroom

7'0" x 6'5"

The family bathroom is fitted with a panelled bath with perimeter tiling, WC and wash hand basin.

External

Externally the property has a long driveway leading to the single garage providing ample off street parking. Whilst to the rear there is a good size enclosed garden which is mainly laid to lawn.



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.





