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Loweswater Grove West Auckland, Bishop Auckland, DL14
9NA

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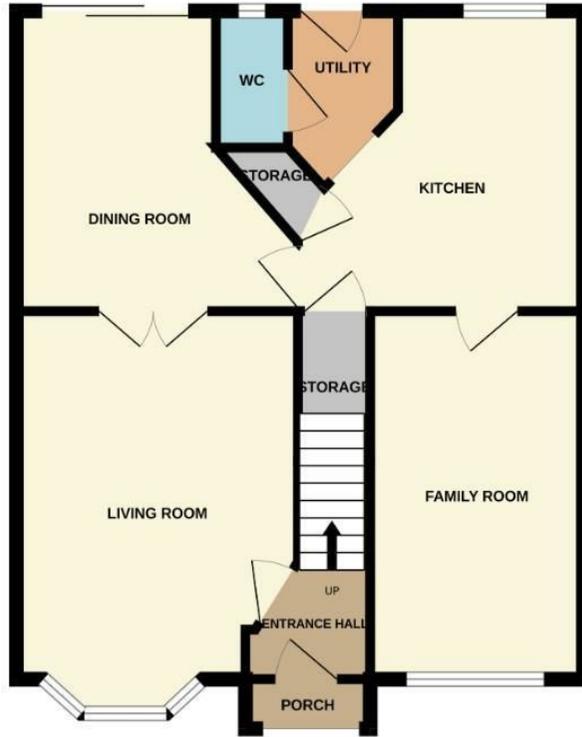
Price £250,000

A great opportunity to purchase this modern, four bedrooled detached family home located on Loweswater Grove in West Auckland. West Auckland is a historic village offering a range of local amenities including; cafes, convenience stores, primary school and a popular spa/gym. The larger neighbouring marketing town Bishop Auckland, provides access to further range of facilities including; supermarkets, schools, high street shops, retail stores, cafes and restaurants. There is a regular bus service through the village providing access to nearby towns and villages, whilst the A688 is close by for commuters.

In brief the property comprises; an entrance hall leading through to the living room, dining room, family room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally the property has a large garden to the rear, with patio area ideal for outdoor furniture, lawned garden and raised flower beds. There is a double garage and driveway providing ample off street parking.

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GROUND FLOOR

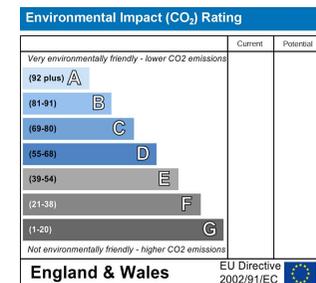
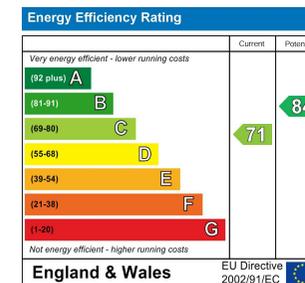


1ST FLOOR



23 LOWESWATER GROVE BAO160287

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

14'5" x 11'1"

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

Dining Room

11'10" x 7'11"

The dining room is a good size reception room, with ample space for a table and chairs, further furniture and sliding doors to the rear lead into the garden.

Kitchen

12'0" x 7'6"

The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood and dishwasher along with space for a American style fridge freezer.

Family Room

14'8" x 8'4"

The family room is another great size reception room, ideal for use as a further living room or games room. Window to the front elevation.

Utility Room

7'2" x 4'11"

The utility room provides additional storage along with space for further free standing appliances.

Cloakroom

5'10" x 2'9"

The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom

11'6" x 11'5"

The master bedroom is a spacious double bedroom, providing space for a king sized bed, further furniture, benefiting from fitted wardrobes and window to the front elevation.

Ensuite

7'6" x 4'11"

The ensuite contains a corner shower cubicle, WC and wash hand basin. Opaque window to the front elevation.

Bedroom Two

12'7" x 8'6"

The second bedroom is another large double bedroom, also with fitted wardrobes and window to the front elevation.

Bedroom Three

9'8" x 8'1"

The third bedroom is a double bedroom with fitted wardrobes and window to the rear elevation.

Bedroom Four

10'2" x 8'7"

The fourth bedroom is a good size bedroom, with window to the rear elevation.

Bathroom

8'2" x 6'5"

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

External

Externally the property has a large garden to the rear, with large patio area ideal for outdoor furniture, lawned garden and raised flower beds. There is a double garage and driveway providing ample off street parking.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.







