



HUNTERS[®]
HERE TO GET *you* THERE

Escomb Road Bishop Auckland, DL14 6TZ

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Offers Over £200,000

Impressive four bedroomed semi-detached family home situated within the sought after Escomb Road. This large, extended property features a driveway, carport and detached single garage providing a plenitude of off street parking, along with a stunning rear garden, south facing and well-maintained. Located only a short distance from the town centre and local amenities including highly regarded primary and secondary schools, the hospital, supermarkets, high street stores, independent shops, restaurants and cafes. 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. Tindale's ever expanding retail park is only approx. 2 miles away and offers a range of well known high street retail shops and food outlets.

In brief. the property comprises an entrance hallway leading into the living room, dining room, kitchen and cloakroom to the ground floor. The first floor consists of the master bedroom, three further bedrooms and family bathroom. Externally to the front, there is a walled garden, meticulously maintained with perimeter borders, along with a gated driveway leading to the carport fitted with a roller garage door. To the rear, there is an immaculately presented, south facing garden, fully enclosed with large block-paved area ideal for outdoor seating and furniture. Steps ascend to the lawned area, outlined by established perimeter borders with a variety of flowers, plants and bushes with paved pathway leading to an additional patio space. Plenty of space remains available for a garden shed and greenhouse, while the detached garage with up-and-over door provides additional storage/parking.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

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 | | | |
| | | 50 | |
| 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

13'5" x 13'1"

Located to the front of the property is the bright and spacious living room fitted with gas fire with feature surround and large bay window to the front elevation allows lots of natural light

Dining Room

13'5" x 12'9"

The dining room is another large reception room with plenty of space for a table and chairs. Bay window with patio door leads into the rear garden.

Kitchen

13'1" x 3'11"

The kitchen is fitted with a range of cream wall, base and drawer units. complementing wood work surfaces, tiled splashbacks and sink/drianer. Space is availabel for free standing appliances including plumbing for a washing machine and dishwasher.

Cloakroom

Ground floor cloakroom fitted with a WC, wash hand basin and heated towel rail.

Master Bedroom

17'1" x 8'7"

Generously sized master bedroom offers space for a double bed with fitted wardrobes, corner shower cubicle and wash hand basin, neutral decor and dual aspect windows to the front and rear.

Bedroom Two

13'5" x 10'3"

The second bedroom is a large double bedroom with space for a king-sized bed and furniture, benefiting from fitted wardrobes, neutral decor and bay window to the front elevation.

Bedroom Three

13'9" x 9'6"

Another large double bedroom, again with fitted

wardrobes, neutral decor and bay window to the rear elevation.

Bedroom Four

7'6" x 6'10"

A single bedroom currently utilised as a home office which could be used as a playroom or dressing room. Window to the front elevation.

Bathroom

7'4" x 6'5"

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

External

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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.









