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6 Old Hall Farm Road, Bishop Auckland, County Durham,
DL14 9EQ

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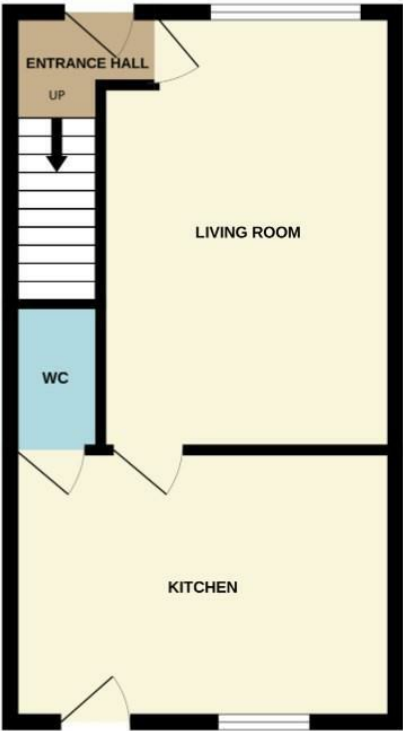
Price £140,000

A fantastic opportunity to purchase this beautifully presented, three bedroomed property offered to the market with no onward chain. Situated on Old Hall Farm Road, the property is a short distance from local amenities including primary schools and convenience stores, whilst Tindale's ever expanding retail park allows for easy access to a further range of facilities such as supermarkets, popular retail stores and restaurants, the new cinema/bowling/shopping complex is due to open in summer 2024. The property is also only approximately 2.3 miles from Bishop Town centre where there are further healthcare amenities, secondary schools and excellent transport links via both bus and the train station. The A68 and the A688 are nearby for commuters.

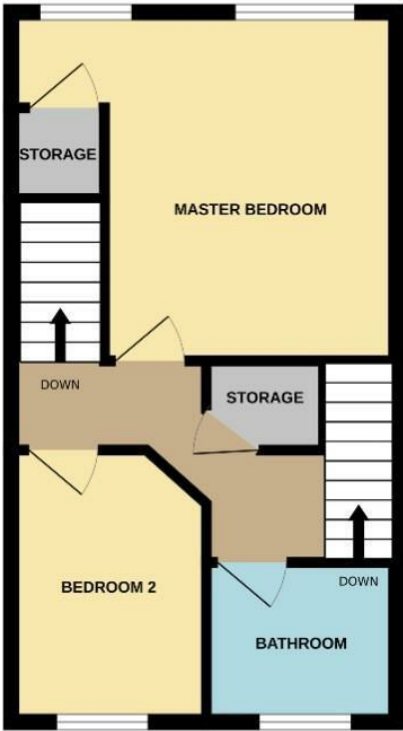
In brief, the property comprises; an entrance hall leading into the living room and kitchen/dining room to the ground floor. The first floor consist of the master bedroom, second bedroom and family bathroom. Stairs ascend to the attic bedroom. Externally, the property has a lawned garden with double length drive to the front. To the rear, there is an enclosed garden which is mainly laid to lawn with gravelled area ideal for outdoor seating.

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GROUND FLOOR



1ST FLOOR



2ND 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	78		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Living Room

14'4" x 12'7"
Spacious living room with ample space for furniture and large window to the front elevation providing plenty of natural light.

Kitchen/Dining Room

13'10" x 9'10"
Modern kitchen fitted with a range of wall, base and drawer units, sink/drainers, integrated electric oven/hob, dishwasher, fridge/freezer and free standing washing machine. Space is available for a dining table and chairs, and French doors lead into the garden.

Cloakroom

5'2" x 3'3"
Cloakroom fitted with a WC.

Bedroom Two

9'10" 7'0"
Spacious single bedroom with space for further furniture and window to the rear elevation.

Bathroom

6'10" x 5'2"
Family bathroom fitted with a panelled bath with overhead shower, wash hand basin and WC. Frosted window to the rear elevation.

Master Bedroom

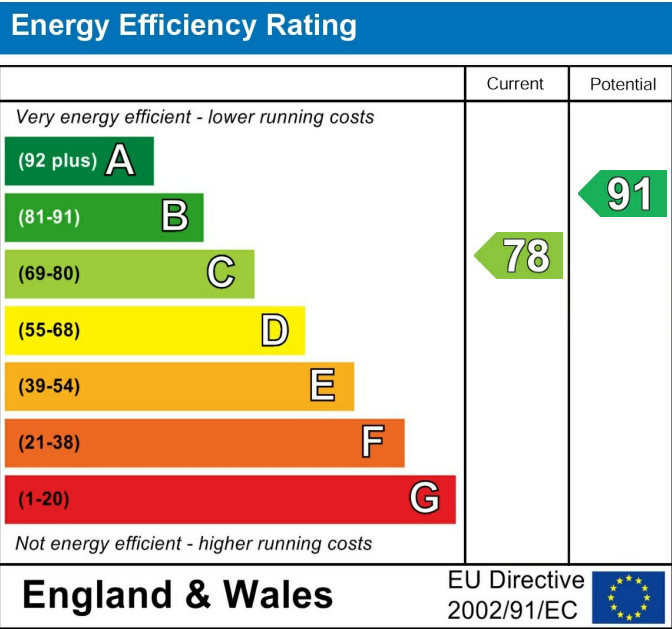
13'10" x 12'7"
Master bedroom provides space for a king sized bed and further furniture. With storage cupboard, neutral decor and dual windows to the front elevation.

Attic Room

13'9" x 10'8"
Bedroom three is located in the attic and has space for a king sized bed and further furniture, benefiting from neutral decor and skylight to the rear elevation.

External

Externally, the property has a lawned garden with double length drive to the front. To the rear, there is an enclosed garden which is mainly laid to lawn with gravelled area ideal for outdoor seating.



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.



