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St. Annes Drive Wolsingham, Bishop Auckland, DL13 3DG



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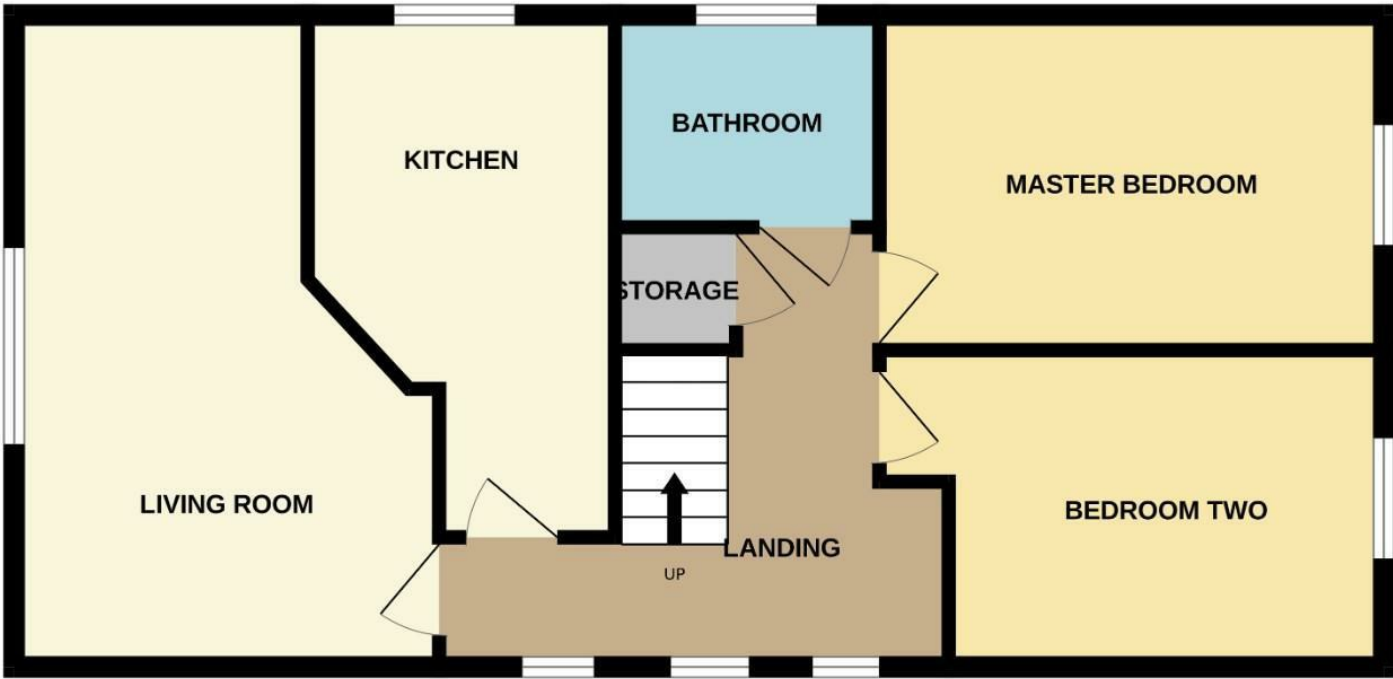
## Offers In The Region Of £115,000

Two bedroomed, first floor flat located on St Annes Drive offered for sale with no onward chain. The property is situated in Wolsingham a sought after rural village is highly regarded locally and provides access to a range of amenities such as schools, local shops, cafes and restaurants as well as convenience stores and healthcare services. There is a regular bus service through the village allowing for access to neighbouring towns and villages. Wolsingham is within Weardale, an area of outstanding natural beauty, and popular with walkers and cyclists having many public walks/trails. Only approx. 15 miles away is the nearby city of Durham, which provides access to further restaurants, shops, the University as well as boasting an extensive public transport system; allowing for access to further afield places such as Newcastle, York, Edinburgh and London.

In brief the property comprises; an entrance hall with stairs leading up to the living room, kitchen, two double bedrooms and bathroom. Externally there is one allocated parking bay.

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GROUND 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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**Living Room**

17'8" x 11'6"  
Spacious and bright living room, with ample ample space for furniture, neutral decor and window allowing lots of natural light.

**Kitchen**

14'3" x 8'3"  
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

**Master Bedroom**

13'1" x 9'2"  
The master bedroom is a spacious double room with ample space for further furniture.

**Bedroom Two**

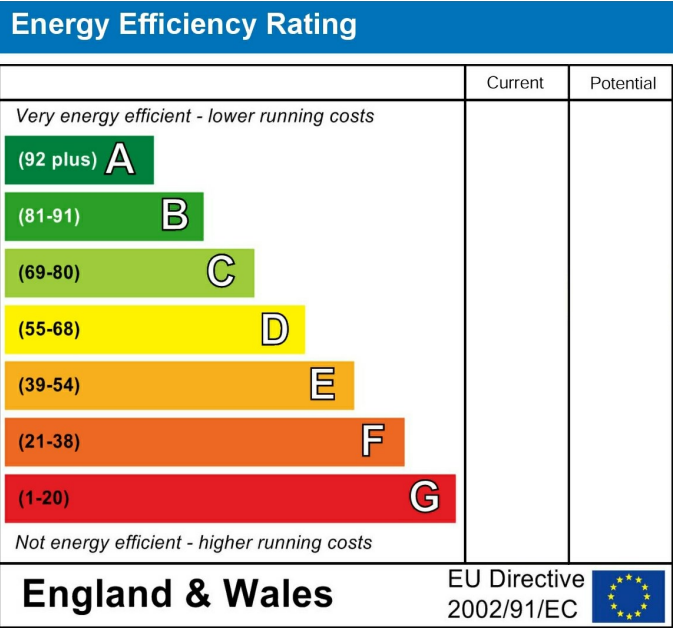
11'1" x 8'6"  
The second bedroom is another good size double bedroom.

**Bathroom**

7'10" x 5'9"  
The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

**External**

Externally there is one allocated parking bay.



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.



