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Broken Banks Bishop Auckland, DL14 7QN

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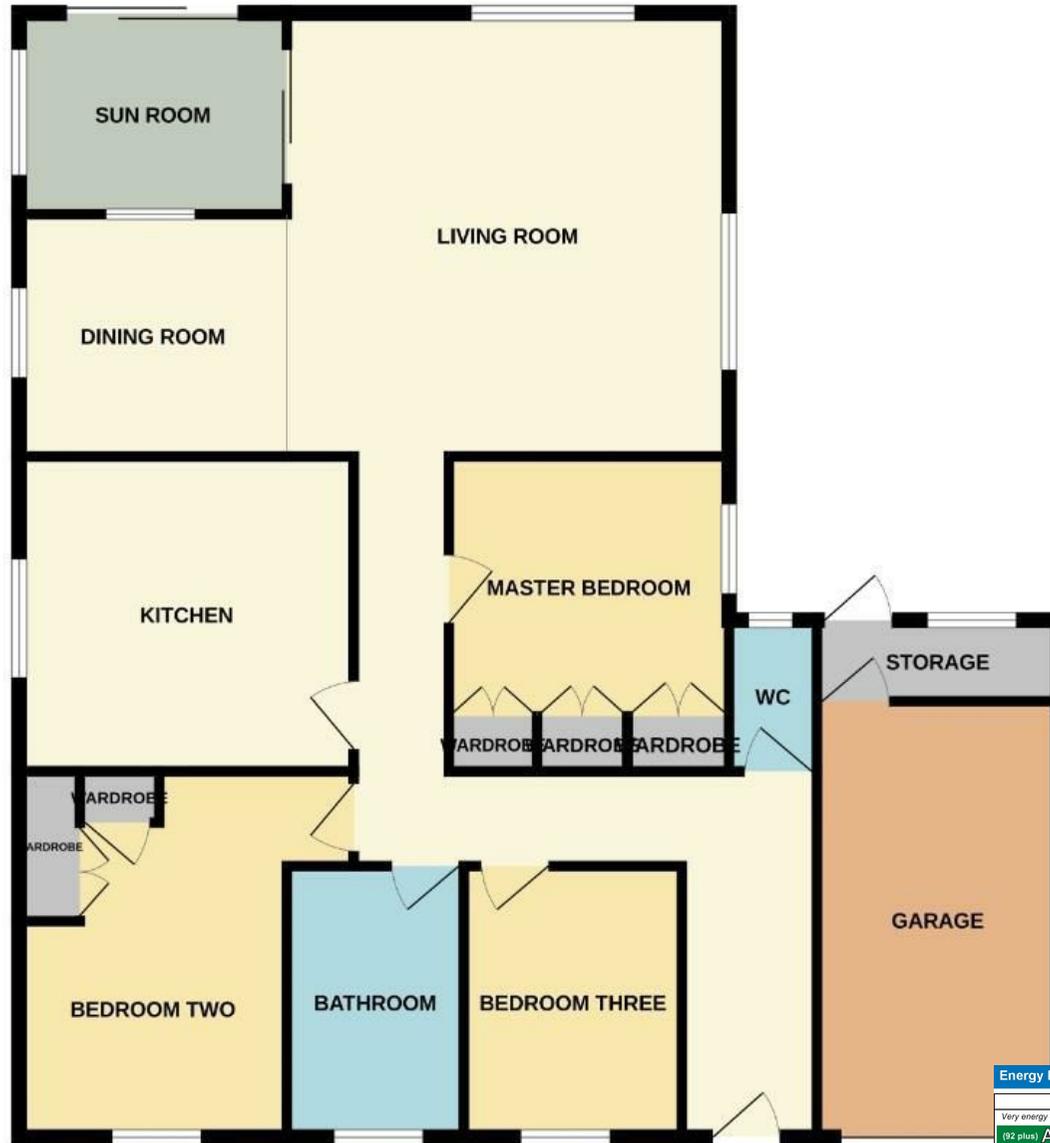
Price £390,000

Set within a 0.75 acre plot is this stunning three bedroomed detached bungalow situated on Broken Banks, Bishop Auckland. This spacious home benefits from a gated driveway and single garage with electric door offering ample off street parking and a remarkable rear garden approx 120m in length offering panoramic views over the Weardale valley. Offered to the market for sale with no onward chain, the property is pleasantly positioned in a prime town centre location, the property is set within close proximity to a range of nearby amenities including local shops, supermarkets, cafés, restaurants, pubs and further amenities. There is also an extensive public transport system allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief, the property comprises; an entrance hall leading into the open-plan living and dining room, kitchen, sun room, master bedroom, two further double bedrooms, family bathroom and additional cloakroom. Externally to the front, gated access leads onto the paved driveway and single garage with electric door providing ample off street parking, along with a well maintained lawned garden with perimeter plants and shrubbery. The side gate leads into the extensive rear garden, mainly laid to lawn with stunning views over the surrounding countryside. Bordered with well established hedging, the sloped garden also benefits from patio areas ideal for outdoor seating, raised flower beds and storage shed. Stone pathway leads down to the bottom of the garden with outdoor lighting illuminating the vast array of trees, plants, topiaries and plants.

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GROUND FLOOR



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			
		73	80
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	

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

16'4" x 16'4"

Generously sized living room located to the rear of the property which has plenty of space for furniture and benefits from an electric fire, neutral decor and dual aspect windows offering fantastic views over the scenic countryside.

Dining Room

9'10" x 8'6"

Open-plan from the living room, the dining area offers space for a dining table and chairs, benefiting from neutral decor and window to the rear elevation.

Sun Room

9'10" x 7'5"

The sun room offers another great reception space with feature exposed brick walls, and sliding doors allowing ample natural light and a scenic outlook.

Kitchen

12'5" x 11'5"

The kitchen is fitted with a range of cream shaker style wall, base and drawer units, contrasting work surfaces, tiled splash backs, Belfast sink, integrated electric hob, oven with separate grill, overhead extractor hood, fridge and freezer, washing machine and tumble dryer. Space is available for further free standing furniture and appliances.

Master Bedroom

10'2" x 9'6"

Spacious master bedroom with room for a king-sized and further furniture, benefiting from fitted wardrobes, neutral decor and window to the side elevation.

Bedroom Two

13'5" x 9'10"

The second bedroom us another great size with space for a king-sized bed, fitted wardrobes, neutral decor and window to the front elevation,

Bedroom Three

10'2" x 8'2"

Bedroom three is a double bedroom with neutral decor and large window to the front elevation.

Bathroom

9'10" x 6'6"

The family bathroom is fitted with panelled bath, double walk in shower, wash hand basin and WC with frosted window to the front elevation.

Cloakroom

5'6" x 3'3"

Cloakroom fitted with a wash hand basin and WC.

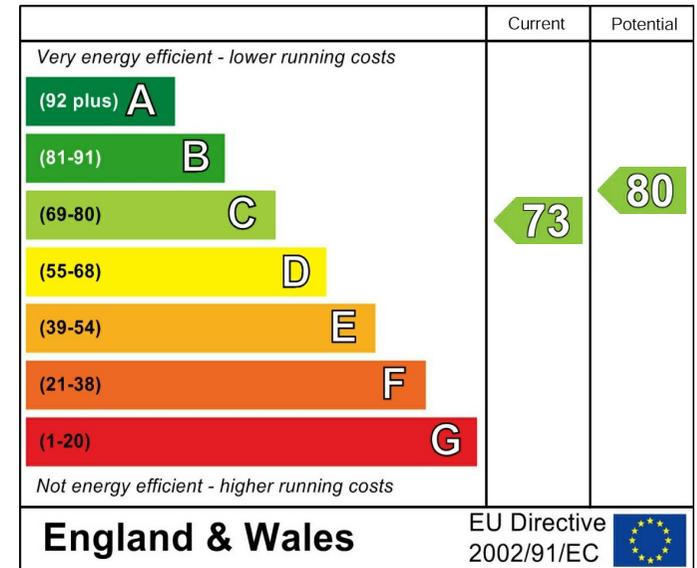
Garage

16'4" x 8'11"

External

Externally to the front, gated access leads onto the paved driveway and single garage with electric door providing ample off street parking, along with a well maintained lawned garden with perimeter plants and shrubbery. The side gate leads into the extensive rear garden, mainly laid to lawn with stunning views over the surrounding countryside. Bordered with well established hedging, the sloped garden also benefits from patio areas ideal for outdoor seating, raised flower beds and storage shed. Stone pathway leads down to the bottom of the garden with outdoor lighting illuminating the vast array of trees, plants, topiaries and plants.

Energy Efficiency Rating



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.





