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Derwent Avenue West Auckland, Bishop Auckland,  
DL14 9LH



# Derwent Avenue West Auckland, Bishop Auckland, DL14 9LH

## Offers In Excess Of £190,000

Immaculately presented, three bedroomed semi detached family home located on Derwent Avenue in West Auckland. Set within a generous plot including large paved driveway, garage and enclosed rear garden. Located only a short distance from local amenities and Tindale's retail park which offers access to supermarkets, retail stores, high street shops and food outlets, expanding to include the new shopping complex. Bishop Auckland's town centre also provides amenities including schools, supermarkets, the hospital, local shops, cafes and restaurants. There is a good public transport system in the area which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York.

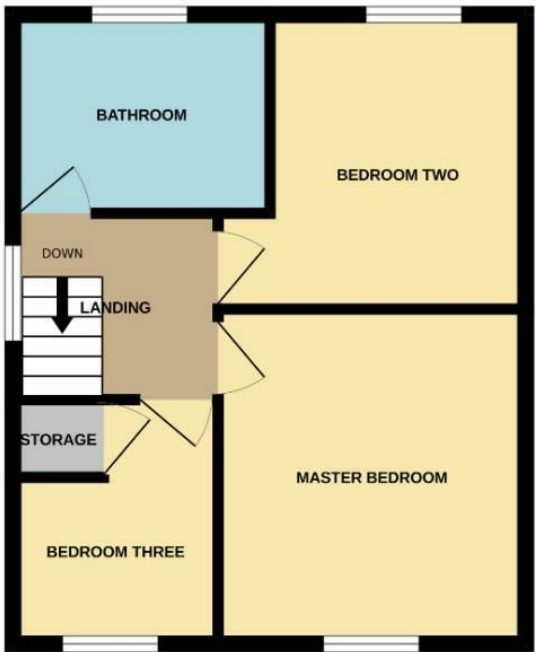
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and utility room to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a large paved driveway and garage to the front providing ample off street parking. Whilst to the rear of the property there is a large enclosed garden mainly laid to lawn with well established perimeter borders, raised beds and patio areas ideal for outdoor furniture.

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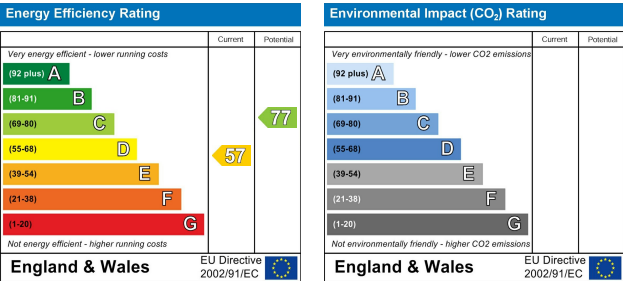
GROUND FLOOR



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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### Living Room

12'1" x 11'5"

Bright and spacious living room located to the front of the property, with ample space for furniture, neutral decor and inset multi fuel stove. Window to the front elevation.

### Dining Room

10'9" x 8'10"

Open plan leading on from the living room, with space for a table and chairs, further furniture and window to the rear elevation overlooking the garden.

### Kitchen

10'9" x 8'10"

The kitchen contains a range of contemporary wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Benefiting from an integrated oven, hob and overhead extractor hood, along with space for further free standing appliances.

### Utility Room

8'2" x 8'3"

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

### Master Bedroom

12'1" x 11'7"

The master bedroom provides space for a king sized bed, further free standing furniture and window to the front elevation.

### Bedroom Two

10'5" x 9'1"

The bedroom is another spacious double bedroom with window to the rear elevation.

### Bedroom Three

8'7" x 7'7"

The third bedroom is a single room, with built in storage cupboard and window to the front elevation.

### Bathroom


8'7" x 5'8"

The bathroom contains a free standing bath, walk in shower, WC and wash hand basin.

### External

Externally the property has a large paved driveway and garage to the front providing ample off street parking. Whilst to the rear of the property there is a large enclosed garden mainly laid to lawn with well established perimeter borders, raised beds and patio areas ideal for outdoor furniture.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.











