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Park Road Witton Park, Bishop Auckland, DL14 0EN

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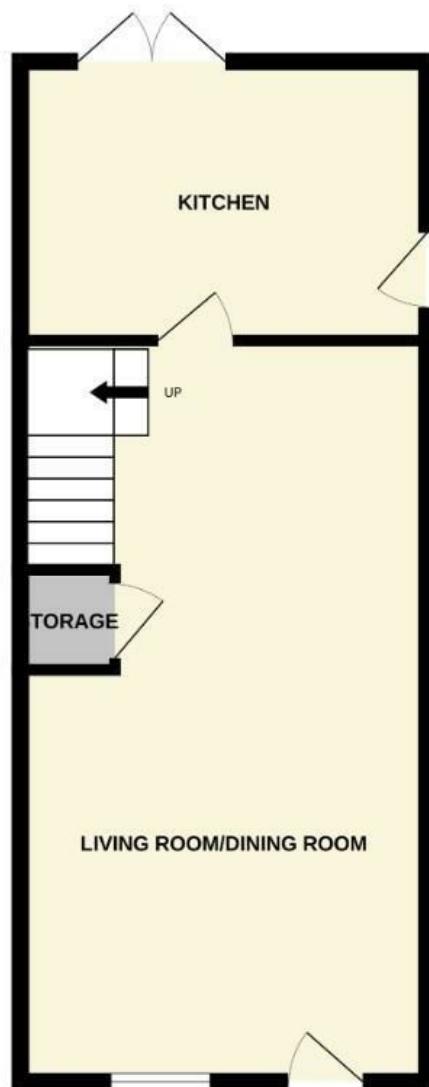
£140,000

Immaculately presented four bed roomed, semi-detached family home located on Park Road in Witton Park. Deceptively spacious, this beautiful home is set over three floors and features stunning, newly fitted kitchen and bathroom, new solid oak staircase and a home sauna situated in the detached garage. The village has a local primary school and is also only approximately 3.5 miles from Bishop Auckland which allows access to a wider variety of amenities such as supermarkets, secondary schools, retail stores and healthcare and recreational facilities. Great transport links are available for commuters via the train and bus station providing access to local neighbouring towns and cities such as Crook, Durham and Newcastle. The A68 is close by ideal for commuters.

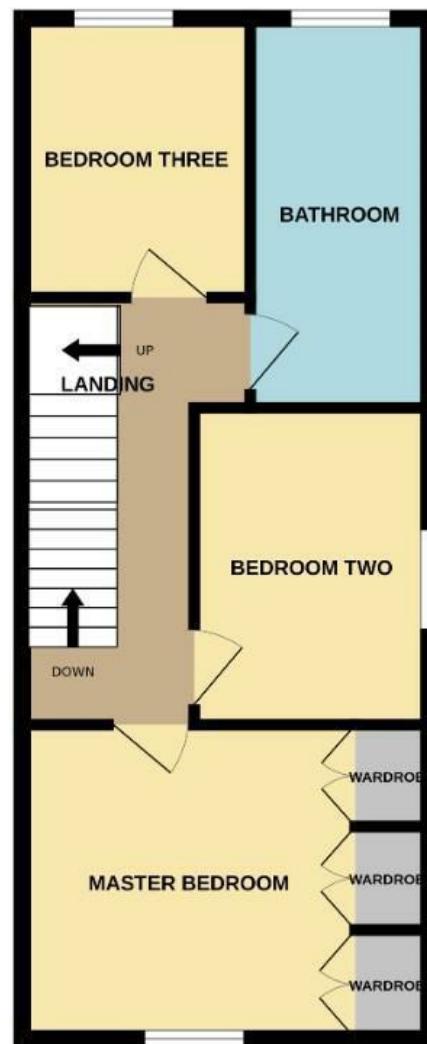
In brief, the property comprises; the spacious open plan living room/dining area and newly fitted kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Stairs ascend to the second floor containing the generously sized fourth bedroom. Externally the property has a low maintenance block-paved yard to the rear. The detached garage hosts the home sauna, offers ample storage and is fitted with an manual roller door along with additional side door allowing access via the enclosed yard. On street parking is available to the front.

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

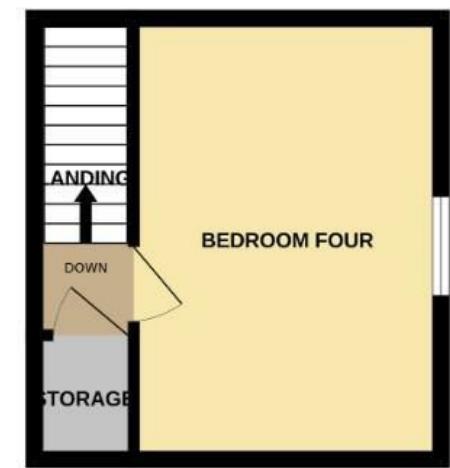
GROUND FLOOR



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

	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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		

Living Room

24'10" x 13'7"

Spacious and bright living room is substantially sized offering ample space for both living and dining furniture and benefits from modern decor, new solid oak staircase and window to the front elevation.

Kitchen

13'1" x 9'3"

The stunning kitchen has been newly fitted with a range of modern wall, base and drawer units, complementing quartz work surfaces, splash backs and Belfast sink. Fitted with a range of integrated appliances including double electric oven, hob and overhead extractor hood, fridge/freezer and dishwasher along with window and patio doors to the rear elevation.

Master Bedroom

11'5" x 10'5"

The master bedroom is a fantastic size providing space for a king sized bed and further furniture, benefiting from fitted wardrobes, neutral decor and window to the front elevation.

Bedroom Two

9'4" x 7'7"

The second bedroom is another double bedroom with neutral decor and window to the side elevation.

Bedroom Three

10'5" x 7'9"

The third bedroom is currently utilised as a dressing room with fitted wardrobes offering plenty of storage space and window to the rear elevation.

Bathroom

14'4" x 5'2"

The family bathroom has been recently refitted, containing a free standing bath, corner shower cubicle, heated towel rail, WC and wash hand basin set within a vanity unit with dual aspect frosted windows to the front and side.

Bedroom Four

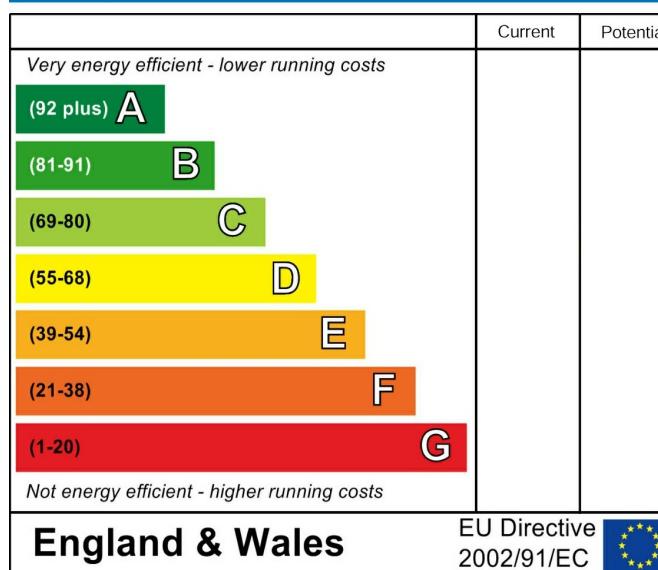
14'9" x 10'5"

The large fourth bedroom is located on the second floor, with space for a king sized bed and further furniture, fitted storage cupboard and window to the side elevation.

External

Externally the property has a low maintenance block-paved yard to the rear. The detached garage hosts the home sauna, offers ample storage and is fitted with an manual roller door along with additional side door allowing access via the enclosed yard. On street parking is available to the front.

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.

