



Wordsworth Avenue

Bishop Auckland DL14 6DA

Chain Free £100,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Wordsworth Avenue

Bishop Auckland DL14 6DA



x 4



x 1



x 2

- Four Bedroom Semi Detached
- EPC Grade D
- Kitchen To Rear

- CHAIN FREE
- Rear Garden
- Driveway For Parking

- Workshop/Garage to Rear
- Lounge & Dining Room
- Viewing By Appointment

This semi-detached home offers a delightful blend of traditional character and space.

The property boasts an impressive four bedrooms, having been thoughtfully extended to provide ample space for family living.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is designed to maximise comfort and functionality, making it an ideal choice for families or those seeking extra room to grow.

The property features a well-appointed bathroom, ensuring that all essential amenities are readily available. Outside, you will find a generous driveway that accommodates parking for two vehicles, along with a workshop that presents an excellent opportunity for hobbies or additional storage. The rear garden is a lovely outdoor space.

Situated at the top of a quiet cul-de-sac, this home offers a peaceful retreat while still being conveniently located near local amenities. The property is chain-free, making it an attractive option for those looking to move in without delay.

In summary, this semi-detached house on Wordsworth Avenue is a wonderful opportunity for anyone seeking a spacious and well-located family home in Bishop Auckland. With its blend of traditional charm and modern extensions, it is sure to appeal to a variety of buyers.

Entrance Hallway

Having central heating radiator, tiled flooring and stairs rising to first floor.

Lounge & Dining Room

21'6" x 11'9" (6.563 x 3.596)

With feature bay window to front and rear, central heating radiators, feature fireplace to lounge with electric fire and gas wall mounted fire in the dining room.

Kitchen

10'4" x 8'0" (3.150 x 2.446)

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit, space for fridge freezer, plumbing for washing machine, side door and window to rear.

First floor

Landing

Having loft hatch, the loft is boarded and has a drop down ladder with a light.

Bedroom One

13'5" x 9'9" (4.095 x 2.975)

With two fitted cupboards, central heating radiator and uPVC double glazed bay window to front

Bedroom Two

14'1" x 9'9" (4.298 x 2.984)

Having two fitted wardrobes, central heating radiator and uPVC double glazed bay window to rear.

Bedroom Three

15'7" x 7'2" (4.755 x 2.187)

Having central heating radiator and uPVC double glazed window to front.

Bedroom Four

6'11" x 7'11" (2.120 x 2.433)

Having central heating radiator and uPVC double glazed window to front.

Separate Wc

Having white wc.

Bathroom

Fitted with a panelled bath, wc, wash hand basin to vanity unit and central heating radiator.

Externally

Externally to the front is an enclosed garden area and driveway to the side leading to the rear.

To the rear is a large workshop which was previously the garage having power. There is a lovely garden, well planted with a lawn.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2083-7580-2405-4365>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider

Council Tax: Durham County Council, Band: C Annual price: £2,262.37 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

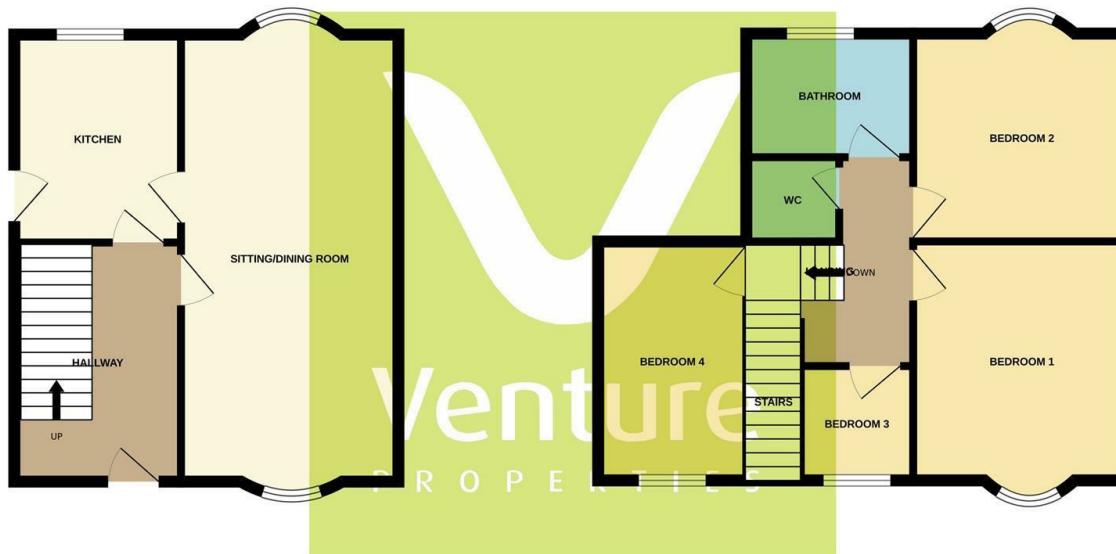
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Agents Note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

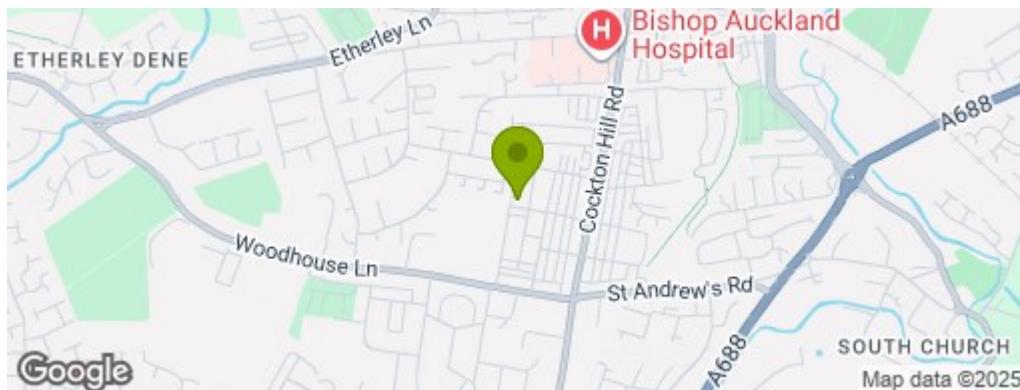
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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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Property Information

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