



14 WESTERTON ROAD

Leeholme, Bishop Auckland, County Durham DL14 8HE



GSC GRAYS

PROPERTY • ESTATES • LAND



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# 14 WESTERTON ROAD

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A deceptively spacious three bedroom semi-detached property, occupying a generous plot with private front and rear garden, far reaching countryside views and single garage.

Bishop Auckland 2 miles, Newton Aycliffe 7 miles, Durham 10 miles, Darlington 14 miles, Barnard Castle 15 miles. Please note all distances are approximate. Four Wynds benefits from an excellent location to access many nearby business links creating an ideal home for a professional working family. There is a recent retail park just off the A688 at West Auckland which offers Supermarkets, Boots, Next, M&S Food and other high street names. For the commuter the A68, A66 and A1(M) provide links with the major commercial areas of the North East. Many of the regions beauty spots are within driving distance including North Yorkshire, the Lake District, Northumberland and the East Coast.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## Accommodation

### Ground Floor

The entrance hall leads into the living room, with double glazed bay window to front elevation overlooking the front garden. The dining room comprises double glazed window to rear and feature stone surround fireplace. The kitchen consists of matching wooden wall and base units, electric hob and oven and ceramic sink.

### First Floor

The good-sized master bedroom consists of integrated storage and ample space for a double bed. The second bedroom has a bay window overlooking the local countryside and space for double bed. The third bedroom comprises double glazed window and comfortable space for a single bed. There is a separate WC adjacent to the main bathroom with standing glass shower, privacy window and wash basin.

### Externally

The front of the property boasts a private garden mainly laid to lawn accompanied by wooden picket fencing, and with access providing to the private walled rear yard.

### Parking

There is a single garage with up-and-over door and electricity as well as private parking on the accompanying drive.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

### Particulars

Particulars written in May 2024.

Photographs taken in May 2024.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.





## Four Wynds, Westerton Road

Approximate Gross Internal Area  
1292 sq ft - 120 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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