



2 EDGE HILL

Bishop Auckland, County Durham DL14 7QT



GSC GRAYS

PROPERTY • ESTATES • LAND

2 EDGE HILL

Bishop Auckland, County Durham DL14 7QT

Nestled in the charming area of Edge Hill, Bishop Auckland, this beautifully presented period terraced home offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a wonderful setting for gatherings with friends and family.

Situated just a short distance from the town centre, Newton Aycliffe 7 miles, Durham 10 miles, Darlington 14 miles, Barnard Castle 15 miles. Please note all distances are approximate. 2 Edge Hill benefits from an excellent location to access many nearby business links creating an ideal home for a professional working family. There is a 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.



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

The Property

This beautifully presented period terraced home offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a wonderful setting for gatherings with friends and family.

The home boasts a carport with folding doors, ensuring convenient parking and easy access. Adjacent to the property, you will find an immaculately presented garden, a true oasis for outdoor enthusiasts. This serene space is ideal for enjoying sunny afternoons or hosting summer barbecues.

The period features of the house add a unique charm, while the thoughtful presentation ensures that it is ready for you to move in and make it your own. With its desirable location and attractive amenities, this terraced home is a rare find in Bishop Auckland. Do not miss the opportunity to view this exceptional property, which perfectly combines comfort, style, and convenience.

Accommodation

In brief the property comprises an entrance hall leading through into a living room with open grate fireplace, dining room with feature cast iron Victorian Range. Kitchen, cloak room, utility room/car port. The first floor comprises three bedrooms and a family bathroom.

Externally

The property has on-street parking available at the front. Also, the property benefits from a separate, meticulous maintained and beautiful garden with stunning views, well established borders, shrubs and trees mainly laid to lawn. To the rear of the garden there is a gravelled area with timber built storage shed. Please note, this garden offers the opportunity to convert part of the garden to off-street parking.

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 August 2025.

Photographs taken in August 2025.

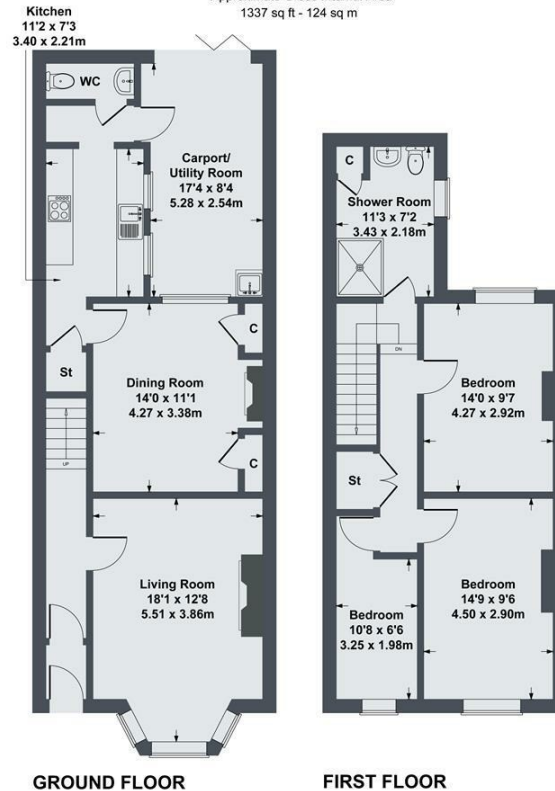
Services and Other Information

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



2 Edge Hill, Bishop Auckland DL14 7QT

Approximate Gross Internal Area
1337 sq ft - 124 sq m

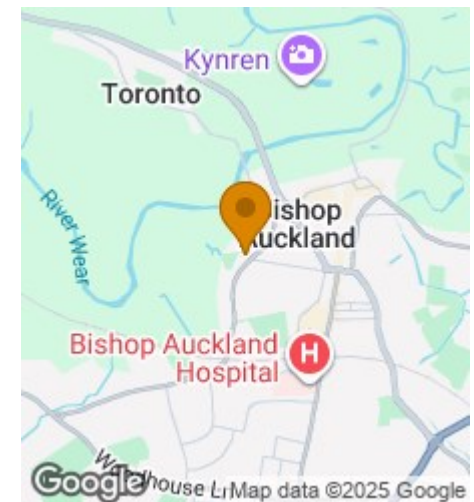


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.