



1 Deerness View, East Hedley Hope, Bishop Auckland, DL13 4PU
Guide Price £152,500

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

1 Deerness View is a spacious three bedroom property, with garden and summer house to the front.

- Two generously sized reception rooms
- Fitted kitchen to include white goods
 - Conservatory
 - Parking to the rear
- Attic room with en suite bathroom
 - Family shower room
 - Fully double glazed
- Energy Performance rating : D59



www.vickersandbarrass.co.uk

LOCATION

Deerness View is situated in the small village of East Hedley Hope, lying approximately 7 miles west of Durham City, 7 miles north of Bishop Auckland and 8 miles east of Wolsingham. Primary and secondary schools can be found in the nearby towns of Crook, Bishop Auckland and Wolsingham, along with various shopping and recreational facilities. The property is accessed via unclassified rural roads leading off the B6301, connecting to B6302 and the A68.

What3words: ///hotspots.unite.magical

DESCRIPTION

Entering the property from the rear door provides access directly into the kitchen, fitted with a range of wall and base units, stainless steel sink unit, range cooker and extractor fan. A useful larder cupboard and WC are situated to the rear. The kitchen also provides access to a spacious dining room which has double doors opening to the family living room having a feature solid fuel fire set on a stone hearth.



Sliding door opens to the conservatory overlooking the front garden, double glazed door.

Returning to the dining room a door leads to the inner hall, providing access to the stairs and first floor. There is a double glazed door which is also accessed from the rear of the property.

Two double bedrooms, the master having fitted wardrobes, the second having a tilt and turn window, family shower room with a double corner shower cubicle, wc and wash hand basin complete the first floor.

A fixed turning staircase from the first floor landing leads to the third bedroom with en suite bathroom within the attic.

Externally the property has a rear paved area that provides parking for one car. To the front there is a fence enclosed lawned garden area with a paved pathway leading to the summer house, with decking area and gated access to the front.



SERVICES

The property is served by mains water and electric, solid fuel fire and LPG gas.

COUNCIL TAX BAND

Durham County Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating: D59

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.



COSTS

Each party is to bear their own costs.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – July 2026

Photographs taken – July 2026

01325 728084 Or 01388 730095.

THINKING OF SELLING YOUR PROPERTY?

Thinking of selling your home, give the team a call to arrange a no obligation market appraisal on your property. 01325 728084 Or 01388 730095.

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon

their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

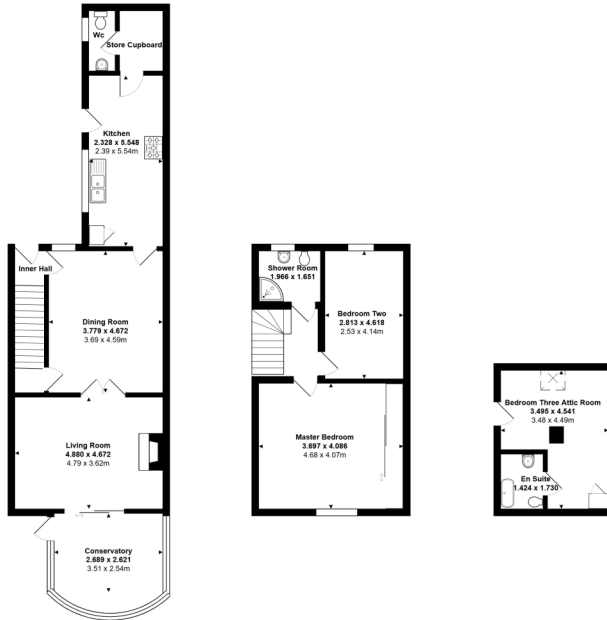
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.







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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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