



**St. Aidans Drive, DL14 6DF**  
**3 Bed - House - Detached**  
**£175,000**

**ROBINSONS**  
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Robinsons are delighted to offer for sale this spacious family home located in a popular cul-de-sac on the outskirts of Bishop Auckland. Perfectly positioned for commuters with immediate road access to the A688 and with bus and train stations nearby. There is a vast range of local amenities in easy reach and a selection of primary and secondary schooling close by.

In brief the property comprises; Entrance lobby leading into the lounge, open plan kitchen/diner and WC to the ground floor whilst to the first floor there are three bedrooms, the master benefitting from sliding mirrored wardrobes and an en-suite shower room. Separate family bathroom fitted with a three piece suite. Externally to the front of the property there is a garage and driveway and to the rear an enclosed lawned garden with paved patio area.

## GROUND FLOOR

### Lounge

13'10" x 10'9" (4.22 x 3.30)

A spacious and airy living located to the front elevation, with bay window overlooking the front garden

### Kitchen/Dining Room

19'5" x 10'4" maximum (5.93 x 3.15 maximum)

Fitted with a comprehensive range of modern wall and base units having contrasting work surfaces incorporating single drainer sink unit with mixer tap, integrated oven and hob with extractor hood above, tiled splash backs, space for a free standing fridge/freezer and plumbing for automatic washing machine, wall mounted central heating radiator, UPVC double glazed window and patio doors opening out into the rear garden.

### WC

Fitted with a low level WC, wash basin, tiled splashbacks and extractor fan

## FIRST FLOOR

### Landing

With storage cupboard and loft access

### Bedroom 1

11'5" x 9'10" (3.5 x 3.00)

A bright and spacious double room with fitted sliding mirrored wardrobes and UPVC double glazed window to the front.

### En- Suite

Fitted with a three piece suite comprising a single shower cubicle with mains fed shower, wash hand basin, low level WC, tiled splash backs and window to the front.

### Bedroom 2

11'3" x 9'1" (3.45 x 2.77)

Another good sized double room with window to the rear

### Bedroom 3

12'8" x 7'10" (3.87 x 2.40)

This is another good size bedroom, with window to the rear.

### Family Bathroom

Fitted with a white three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, tiled splash backs and window to the front

### EXTERNAL

To the front of the property there is a small lawned garden with a driveway leading to the single garage. To the rear there is a fence enclosed garden mainly laid to lawn with paved patio area.



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## St Aidans Drive

Approximate Gross Internal Area  
1072 sq ft - 100 sq m



GROUND FLOOR

FIRST FLOOR

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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
69-65	D		
55-54	E		
49-48	F		
39-38	G		
Not energy efficient - higher running costs			
		69	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102-91	B		
89-80	C		
65-54	D		
59-54	E		
41-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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