



Vicarage Farm Close, Escomb, DL14 7UT
2 Bed - Bungalow - Detached
£220,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Vicarage Farm Close Escomb, DL14 7UT

Robinsons are delighted to offer for sale this very well presented two bedroomed detached bungalow located in Escomb, a pleasant village located in the Wear Valley only two miles west of Bishop Auckland. It is within walking distance to the popular village pub 'The Saxon Inn' which dates back to the 17th century, surrounding countryside walks and also Escomb's primary school. Bishop Auckland offers a wide selection of facilities including healthcare services, supermarkets, local salons, shops and an extensive public transport system which allows for access to both the neighbouring towns and villages and the North East in general.

The accommodation on offer briefly comprises an entrance hall, lounge, dining room, kitchen, utility room, two double bedrooms and bathroom. To the front of the property there is a lawned garden and large driveway providing ample off street parking, whilst to the rear of the property there is a private enclosed garden mainly laid to lawn, with patio area and hedged borders. The property also benefits from solar panels, any excess power generated being bought back from the provider on a monthly basis.

Energy Efficiency Rating A | Council Tax Band D | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Hall

Entered via a composite door from the front and with laminate flooring.

Lounge

16'11" x 14'9" maximum (5.16m x 4.50m maximum)

With feature fire surround housing a multi fuel stove, walk in bay with uPVC double glazed double patio doors to the rear garden, laminate flooring and Victorian style radiators.

Kitchen

11'10" x 7'10" (3.62 x 2.39)

Recently refitted with a range of wall, base and drawer units having contrasting worktops incorporating single drainer sink unit, gas hob with extractor hood and built under oven, integrated dishwasher and fridge, tiled splash backs, uPVC double glazed window to the front and laminate flooring.

Dining/Breakfast Room

9'3" x 8'4" (2.82 x 2.55)

With laminate flooring and uPVC double glazed window to the front.

Utility

9'3" x 8'7" (2.82 x 2.64)

Fitted with worktops and with plumbing for an automatic washing machine, laminate flooring and uPVC double glazed door to the rear.

Bedroom 1

12'2" x 11'5" (3.73 x 3.50)

A very good sized double room with built in wardrobes having sliding doors, laminate flooring and uPVC double glazed window to the rear.

Bedroom 2

10'11" x 8'9" (3.34 x 2.67)

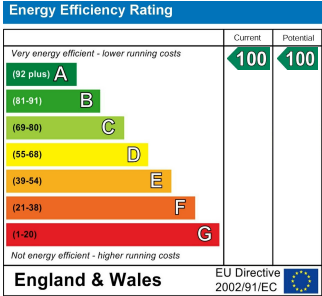
Another double bedroom with uPVC double glazed window to the front.

Bathroom

Recently refitted with a modern three piece suite comprising panelled bath with overhead shower and shower screen, wash basin set into vanity unit, low level WC, tiled walls and opaque uPVC double glazed window to the front.

EXTERNAL

To the front of the property there is hedge enclosed lawned garden with spacious fenced driveway allowing ample parking. To the rear there is a private hedge enclosed garden mainly laid to lawn with paved patio.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

