



## 23 Liddell Way, Bishop Auckland Offers In The Region Of £139,950

Welcome to this charming mid terraced house located on Liddell Way in the picturesque town of Bishop Auckland. This delightful property, constructed in 2017, offers a modern living experience with a well-thought-out layout.

Upon entering, you are greeted by a welcoming entrance hallway. There is a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house features two comfortable bedrooms, ideal for a small family or those seeking a guest room or home office. The well-appointed bathroom is designed with contemporary fixtures, ensuring both style and functionality.

The surrounding area of Bishop Auckland is known for its rich history and vibrant community, offering a range of local amenities, parks, and schools, making it an excellent choice for families and professionals alike.

This house on Liddell Way presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with all the conveniences of modern living. Whether you are a first-time buyer or seeking a property to rent out, this home is sure to impress. Do not miss the chance to make this lovely house your new home.





# 23 Liddell Way, Bishop Auckland

## General Remarks

A superb opportunity has arisen to acquire a beautifully presented two bedroom mid terraced residence occupying a most pleasing position on Liddell Way on the Bracks Farm development in the popular market town of Bishop Auckland.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band A

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Liddell Way is located within the popular Bracks Farm residential development on the outskirts of Bishop Auckland, just a short distance from local amenities including; primary and secondary schools, supermarkets, cafes, restaurants, popular high street stores and independent stores. There is also an extensive public transport system in the area via both bus and rail allowing access to neighbouring towns and villages, the A688 is also close by for commuters.

## Entrance Hallway

The property is entered through a composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring.

## Cloakroom

The cloakroom is warmed by a central heating radiator, has a UPVC double glazed window and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## Living Room

10'5" x 14'6"

The beautifully presented living room offers an abundance of natural light. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from UPVC double glazed French doors which overlook the rear garden.

## Kitchen

7'6" x 11'7"

The modern and most contemporary kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window, plumbing for an automatic washing machine and an integrated electric oven and hob with overhead extractor hood.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

8'11" x 14'7"

A double bedroom with a large UPVC double glazed window overlooking the rear garden. Warmed by a central heating radiator and tastefully decorated in neutral tones incorporating a stylish feature wall.

## Bedroom Two

10'9" x 7'5"

A further double bedroom with two UPVC double glazed windows overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from a cupboard providing useful storage.

## Bathroom

7'6" x 5'5"

The bathroom has vinyl flooring, partially tiled walls and is fitted with a modern suite comprising of a panelled bath with over head shower and shower screen, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is an allocated off road car parking space. To the rear of the property there is an enclosed garden which is laid to lawn.

