

# HUNTERS®

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## Maling Close

Bishop Auckland, DL14 8EU

Price £170,000



Modern, three bedroomed detached family home, offered for sale with no onward chain. Pleasantly positioned within the ever popular Bracks Farm residential development in Bishop Auckland, the property is just a short distance from a range of 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 cities such as Durham, Darlington and York.

In brief the property comprises; an entrance hall leading into the living room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Externally the property has a driveway and garage providing ample space for parking. To the rear of the property there is a split level lawned garden with patio area ideal for outdoor furniture.



**Living Room 14'8" x 11'11" (4.48m x 3.64m)**  
 Bright and spacious living room, benefiting from neutral decor, ample space for furniture and bay window providing lots of natural light.

**Kitchen/Diner 15'5" x 10'5" (4.7m x 3.18m)**  
 The kitchen is fitted with a modern range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances. Space is available for a table and chairs and French doors lead out into the garden.

**Cloakroom 4'7" x 4'1" (1.4m x 1.26m)**  
 Fitted with a WC and wash hand basin.

**Master Bedroom 10'5" x 9'10" (3.2m x 3.0m)**  
 The master bedroom is a generous double bedroom, with built in wardrobes and access into the ensuite.

**Ensuite 8'6" x 4'11" (2.6m x 1.5m)**  
 The ensuite contains a double shower cubicle, WC and wash hand basin.

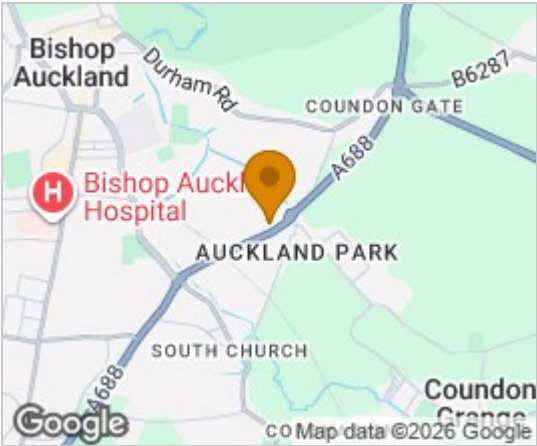
**Bedroom Two 12'0" x 8'2" (3.67m x 2.5m)**  
 The second bedroom is a further double bedroom with window to the front elevation.

**Bedroom Three 8'11" x 6'2" (2.72m x 1.9m)**  
 The third bedroom is a single room with window to the front elevation.

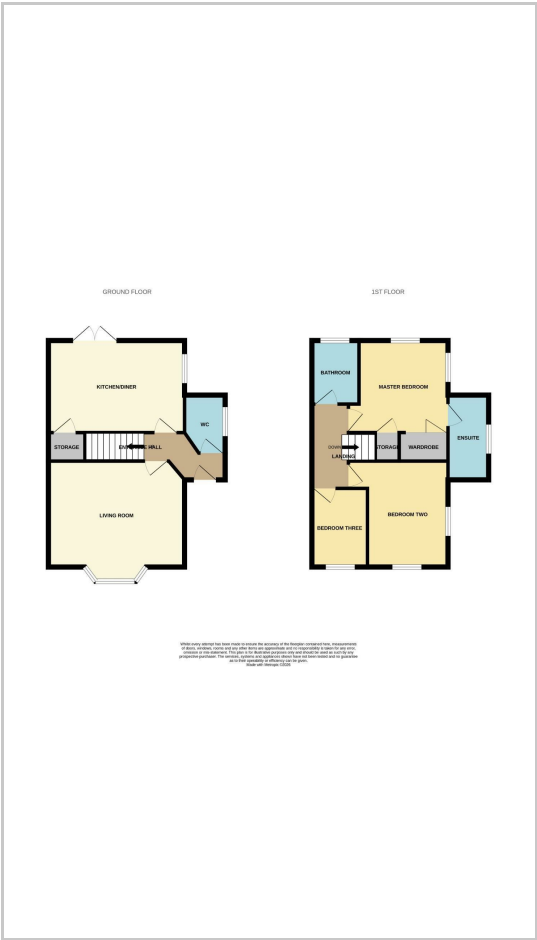
**Bathroom 7'7" x 4'11" (2.32m x 1.5m)**  
 The family bathroom contains a panelled bath, WC and wash hand basin.

**External**  
 Externally the property has a driveway and garage providing ample space for parking. To the rear of the property there is a split level lawned garden with patio area ideal for outdoor furniture.

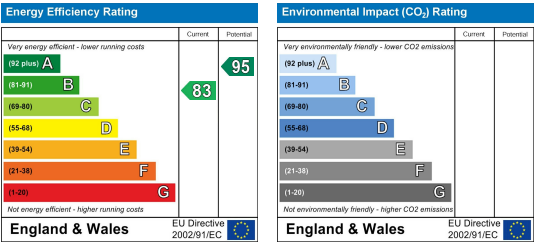
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.