

# HUNTERS<sup>®</sup>

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## Barrington Street

Toronto, Bishop Auckland, DL14 7SA

£110,000



Three bedroomed, double fronted cottage situated on Barrington Street offered for sale with no onward chain, the property benefits from a garage and extensive gardens. Situated only a short distance from Bishop Auckland providing access to local amenities including; supermarkets, high street retail stores, healthcare services as well as both primary and secondary schools. There is an extensive public transport system which allows for access to not only the neighbouring towns and villages, but to further afield places such as Durham, Newcastle and York. The A689 is nearby and leads on to the A688 and the A1 (M).

In brief the property comprises; an entrance porch leading through into the living room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor contains, the master bedroom, two further bedrooms and the family bathroom. Externally the property has an enclosed yard to the rear leading to the single garage. Whilst across the rear lane there is a gravelled parking area and gated access into the large garden.



Living Room 18'4" x 13'9" (5.6m x 4.2m )

Bright and spacious living room which provides ample space for furniture, along with space for a gas fire with feature surround. There is a large window to the front elevation along with French doors to the rear leading into the utility room.

Dining Room 18'4" x 14'1" (5.6m x 4.3m )

The second reception room is again a great size, with space for a table and chairs, further furniture and is fitted with a feature fire surround. Window to the front elevation.

Kitchen 12'8" x 8'6" (3.87m x 2.6m )

The kitchen is fitted with a range of wood, wall base and drawer units, complementing 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.

Utility Room 14'5" x 5'10" (4.4m x 1.8m )

The utility room provides additional storage space as well as plumbing for a washing machine and dryer.

WC 5'10"x m 3'3" (1.8x m 1.0m )

Fitted with a WC and wash hand basin.

Master Bedroom 14'5" x 10'4" (4.4m x 3.16m )

The master bedroom is a generous double bedroom located to the front of the property, with fitted storage cupboard and window to the front elevation.

Bedroom Two 14'5" x 12'8" (4.4m x 3.88m )

The second bedroom is another large double bedroom with window to the front elevation.

Bedroom Three 11'3" x 7'9" (3.45m x 2.37m)

The third bedroom is a good size room with window to the rear elevation

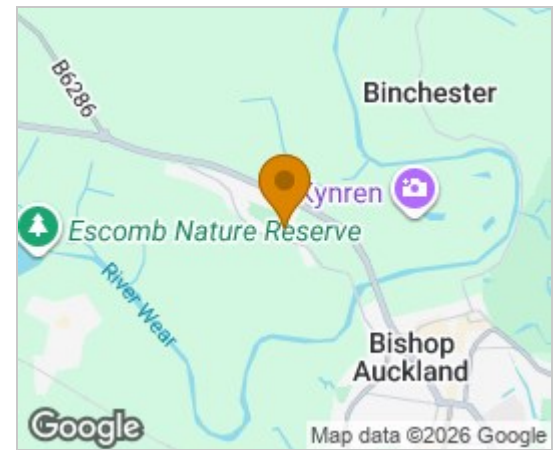
Bathroom 8'2" x 7'10" (2.5m x 2.4m )

The bathroom is fitted with an accessible bath with overhead shower, WC and wash hand basin.

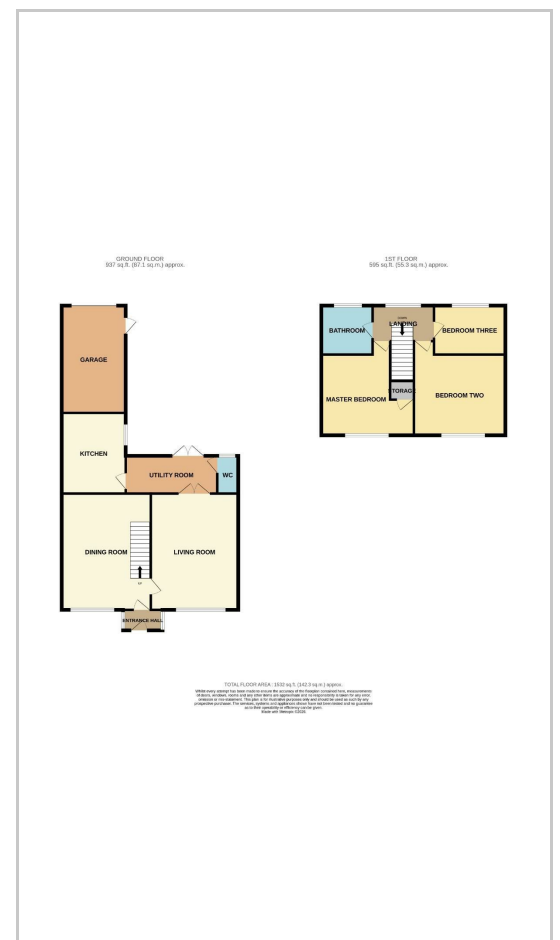
### External

Externally the property has an enclosed yard to the rear leading to the single garage. Whilst across the rear lane there is a gravelled parking area and gated access into the large garden.

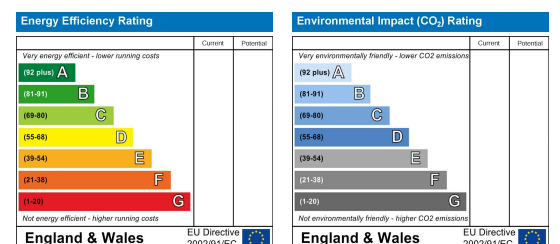
### Area Map



### 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.