

22 Westcott Drive, Auckland Park, Bishop Auckland, DL14 8SG

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Offers In Excess Of £170,000

Modern, three bedroomed family home situated on Westcott Drive in Auckland Park, a quiet residential area and located ideally for amenities. Bishop Auckland's town centre is close by offering an array of local businesses, cafes, restaurants, healthcare facilities and schools and Tindale Retail Park is also nearby which has further supermarkets, popular high street stores and entertainment facilities available. There is an extensive public transport system in the area via both bus and rail, while the A689 is nearby and leads to the A1(M) both North and South leading to nearby towns, villages and places further afield, ideal for commuters.

In brief the property comprises; an entrance porch leading through to the living room and kitchen/diner 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 garden to the front along with a driveway. The garage has been converted to a storage area to the front, with door leading through to a workshop at the back with cloakroom and separate shower. To the rear of the property there is a landscaped, low maintenance garden with patio area, raised decking and gazebo ideal for outdoor furniture, gravelled areas and a pond.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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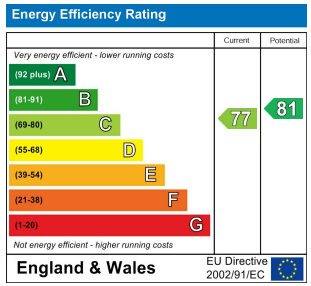
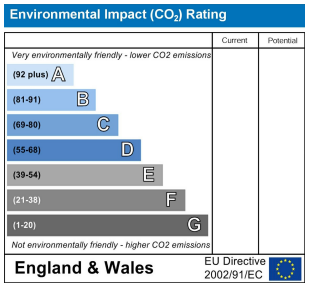




Living Room
14'6" x 13'0"
Bright and spacious living room located to the front of the property, with ample space for furniture, space for a wall mounted electric fire with feature surround and large window allowing lots of natural light.

Kitchen/Diner
14'8" x 8'11"
The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefiting from integrated appliances including an electric oven, hob, overhead extractor, microwave and fridge/freezer. Space is available for a dining table and chairs and French doors to the rear lead into the garden.

Master Bedroom
12'4" x 9'1"
The master bedroom is a large double bedroom with window to the front elevation.

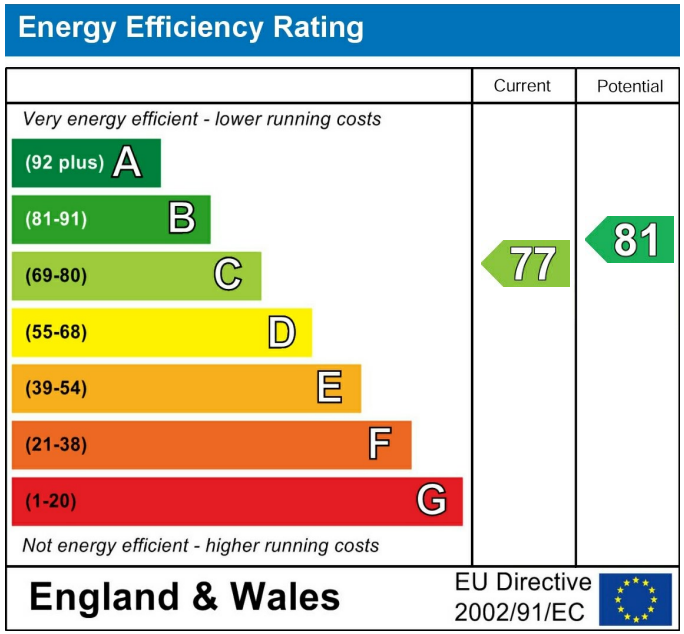
Ensuite
8'11" x 4'11"
The ensuite is fitted with a single shower cubicle, WC and wash hand basin.

Bedroom Two
11'1" x 9'5"
The second bedroom is a further double bedroom with fitted wardrobes and window to the front elevation.

Bedroom Three
10'8" x 7'7"
The third bedroom is a good size room with window to the rear elevation.

Bathroom
7'3" x 6'6"
The bathroom is fitted with a panelled bath, WC and wash hand basin.

External
Externally the property has a garden to the front along with a driveway. The garage has been converted to a storage area to the front, with door leading through to a workshop at the back with cloakroom and separate shower. To the rear of the property there is a landscaped, low maintenance garden , with patio area, raised decking and gazebo ideal for outdoor furniture, gravelled areas and a pond.



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. 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.















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