



## Clifford Avenue

Bishop Auckland, DL14 6RZ

Price £125,000



Three bedroomed, semi detached property located on Clifford Avenue in Bishop Auckland. Situated a short distance from Bishop Auckland's town centre, allowing easy access to a range of facilities such as healthcare services, supermarkets, shops and both primary and secondary schools. Ideal for commuters, the A688 is nearby, allowing for access to the A1 (M) for travel both North and South. There is also an extensive public transport system, allowing for access to both the neighbouring towns and villages as well as to further afield such as Darlington, Durham, Newcastle and York.

In brief, the property comprises; an entrance hall leading through into the living room and open plan kitchen/diner. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a garden to the front & rear along with a driveway leading to a single garage.



### Living Room 14'1" x 11'5" (4.3 x 3.5)

Spacious living room located to the front of the property with large bay window to offering plenty of natural light.

### Kitchen/Dining Room 25'9" x 15'4" (7.87 x 4.68)

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splashbacks and sink/drain. Space is available for free standing appliances, furniture and breakfast bar provides additional seating space with French doors leading into the rear garden.

### Master Bedroom 13'1" x 11'0" (4.0 x 3.36)

Generously sized master bedroom offering space for a king-sized bed and further furniture with large bay window to the front elevation.

### Bedroom Two 14'1" x 12'2" (4.3 x 3.72)

Another well-proportioned double room with plenty of space for furniture and window to the rear elevation.

### Bedroom Three 7'2" x 6'3" (2.19 x 1.92)

Single room with window to the front elevation.

### Bathroom 8'0" x 7'0" (2.44 x 2.14)

Family bathroom fitted with a panelled bath with overhead shower, wash hand basin and WC.

### Garage 15'1" x 8'6" (4.6 x 2.6)

### External

Externally the property has a garden to the front & rear along with a driveway leading to a single garage.

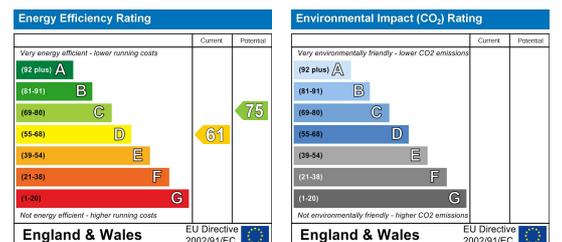
### Area Map



### 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.