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Liddell Way Bishop Auckland, DL14 8EX

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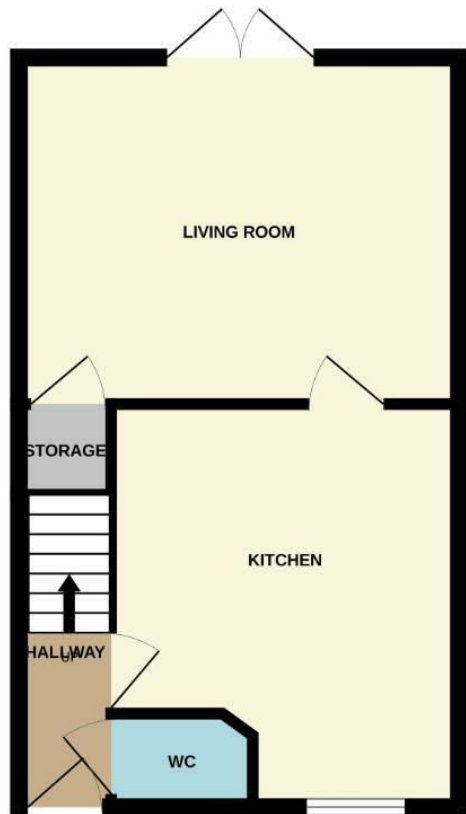
## Offers In Excess Of £160,000

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

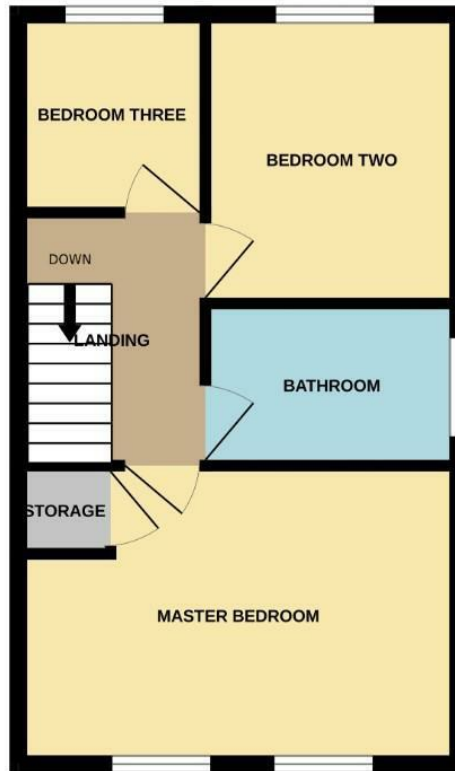
In brief the property comprises; an entrance hall leading through into the kitchen/diner, living room and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally, the property has a driveway providing off street parking to the front, whilst to the rear there is a low maintenance landscaped garden with patio area, artificial lawn and decking ideal for outdoor furniture.

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Living Room**

14'8" x 11'7"

The living room is a great size, providing ample space for furniture, benefiting from neutral decor and French doors lead out into the rear garden.

**Kitchen/Diner**

13'6" x 11'6"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with integrated appliances including an oven, hob, overhead extractor hood and fridge/freezer. There is space for a free standing washing machine along with a table and chairs. Window to the rear elevation.

**Cloakroom**

4'8" x 3'1"

Fitted with a WC and wash hand basin.

**Master Bedroom**

14'8" x 9'7"

The master bedroom is a generous double bedroom, providing space for a king sized bed and benefits from built in wardrobe with two windows to the front elevation providing lots of natural light.

**Bedroom Two**

9'10" x 8'5"

The second bedroom is a further double bedroom with window to the rear elevation.

**Bedroom Three**

6'6" x 5'11"

The third bedroom is a single room with window to the rear elevation.

**Bathroom**

8'4" x 5'6"

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

**External**

Externally the property has a driveway providing off street parking to the front, whilst to the rear there is a low maintenance landscaped garden with patio area, artificial lawn and decking ideal for outdoor furniture.

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.



