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Middleton Road Woodland, Bishop Auckland, DL13 5RR

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Price £245,000

Beautifully presented, four bedroomed semi detached family home located on Middleton Road in the quiet village of Woodland. It benefits from off street parking for multiple cars, well established gardens and enjoys surrounding countryside views. This rural location is quiet, well regarded locally and near to Bishop Auckland and Barnard Castle, both providing access to amenities such as supermarkets, schools, restaurants, popular high street stores, retail shops and healthcare services. The A68 is nearby and leads to the A1 (M) both North and South. Neighbouring village have local amenities including convenience stores and primary schools.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and utility/WC to the ground floor. The first floor contains the master bedroom, three further bedrooms and family bathroom. Externally the property has a large gated driveway to the front, providing ample off street parking for multiple cars, along with a well maintained lawned gardens. To the rear of the property there is a large well established garden, with large lawned area, mature shrub borders, fruit trees and vegetable patch.

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The floor plan shows a flat with the following rooms and features:


- LIVING ROOM:** A large yellow room on the left with a fireplace on the top wall and a large window on the bottom wall.
- KITCHEN:** A yellow room on the top right with a sink, stove, and refrigerator.
- DINING ROOM:** A yellow room on the bottom right with a table and chairs.
- WC/UTILITY:** A light blue room on the top left, containing a toilet, sink, and washing machine.
- HALLWAY:** A brown room at the top center, containing a coat rack and a door to the kitchen.
- STORAGE:** A grey room between the WC/UTILITY and the DINING ROOM, containing a storage unit.
- Entrance:** A white door at the bottom center leads into the flat, with a staircase labeled "UP" leading to the first floor.

The floor plan shows a central landing area with a staircase labeled 'DOWN'. The landing is connected to four bedrooms: Bedroom Four (top left), Bedroom Two (top right), Bedroom Three (bottom left), and the Master Bedroom (bottom right). A bathroom is located at the top center, and a storage area is at the bottom center. The plan also includes a front porch and a rear porch.

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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>57</p>	<p>73</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 		

Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 		

Living Room

18'4" x 11'1"

Bright and spacious living room providing ample space for free standing furniture and inset multi fuel stove.

Window to the front elevation along with French doors to the rear providing lots of natural light.

Kitchen

The kitchen is fitted with a range of cream base units, along with solid wood work surfaces, tiled splashbacks and sink/drain unit with mixer tap. There is space for a range cooker along with further free standing appliances.

Dining Room

9'10" x 9'6"

The dining room is another good size reception room, with space for a dining table and chairs, further furniture and window to the front elevation.

Utility Room/WC

8'2" x 5'2"

The utility room provides space for further free standing appliances, additional storage and fitted with a WC and wash hand basin.

Master Bedroom

16'0" x 9'6"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

12'9" x 8'6"

The second bedroom is another generous double bedroom with window to the rear elevation.

Bedroom Three

11'1" x 9'6"

The third bedroom is another space double bedroom.

Bedroom Four

11'1" x 9'6"

The fourth bedroom is another good size bedroom.

Bathroom

9'2" x 5'2"

The bathroom is fitted with a panelled bath, WC, wash hand basin and heated towel rail.

External

Externally the property has a large gated driveway to the front, providing ample off street parking for multiple cars, along with a well maintained lawned gardens. To the rear of the property there is a large well established garden, with large lawned area, mature shrub borders, fruit trees and vegetable patch.

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.







