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6 Ennerdale Grove, West Auckland, Bishop Auckland, DL14
9LN

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Offers In Excess Of £180,000

Beautifully presented three bedroomed bungalow with a large garden, double driveway and garage nearby. Perfectly positioned in Ennerdale Drive in West Auckland, only a short distance from both Bishop Auckland and Tindale's Retail Park, the property benefits from easy access to a large range of facilities including healthcare services, supermarkets, high street stores, restaurants and both primary and secondary schools. Bishop Auckland also has an extensive public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York.

In brief this property comprises; welcoming entrance hallway, living room, kitchen/diner, bathroom, utility room and three generous bedrooms. Externally the property has a large rear garden, perfectly positioned to enjoy the sun all day, mainly laid to lawn with patio areas providing plenty of space for outdoor dining and furniture. The property has a double driveway as well as a single garage for storage.

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GROUND 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.
Made with Metroplan C3205

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

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

Living Room

13'10" x 10'9"
Spacious and bright main reception room with large window to the front elevation.

Kitchen

10'11" x 9'0"
Modern kitchen fitted with a range of cream shaker style units, wooden effect laminate work surfaces, sink/drain, integrated oven, hob and extractor fan as well as plumbing for a dishwasher. There ample space for a kitchen table with chairs.

Utility Room

9'4" x 5'8"
A great addition providing further storage and space for appliances such as a washing machine and tumble dryer.

Master Bedroom

11'8" x 11'9"
The master bedroom is a great size, with fitted wardrobes and patio doors leading out to the garden.

Bedroom Two

11'3" x 8'0"
Another generous double bedroom with plenty of space for bedroom furniture.

Bedroom Three

7'10" x 7'1"
The third bedroom is a spacious single.

Bathroom

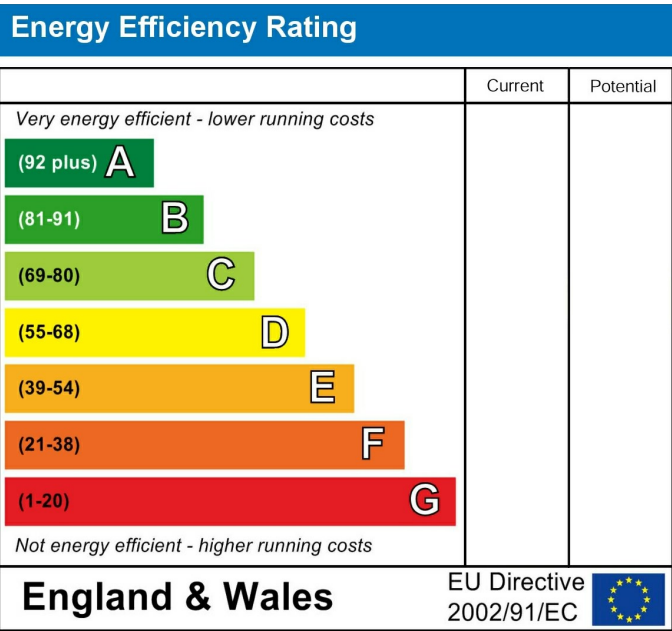
7'4" x 5'4"
The family bathroom has been fitted with a p-shaped bath, overhead shower with glass screen, low level WC and wash hand basin.

Garden

The rear garden is an impressive size, mainly laid to lawn with patio areas providing space for outdoor dining and furniture which is in the perfect position to have the sun all day.

Parking

The property has a double driveway for off street parking as well as a single garage located in a nearby block providing further space for storage or parking.



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.









