
HUNTERS®
HERE TO GET you THERE
Staindrop Road West Auckland, Bishop Auckland, DL14 9JU

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Price £120,000

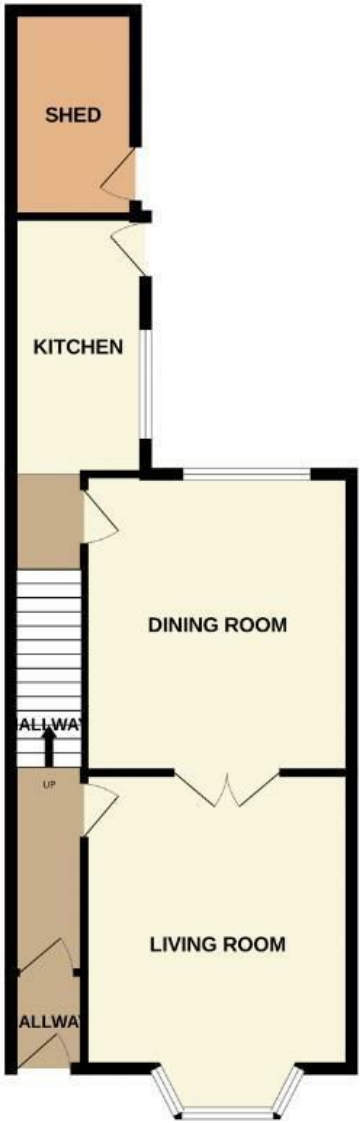
Immaculately presented, three bedroomed property located on Staindrop Road in West Auckland. The property is offered for sale with no onward chain and is only a short distance from both Bishop Auckland and Tindale's Retail Park. The property benefits from easy access to a large range of facilities including 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 the property comprises; an entrance hall leading through to the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further spacious bedrooms and the bathroom. Externally the property has an enclosed yard to the rear with gated access to the rear lane. Across the lane there is a large detached garage/workshop as well as a good size enclosed garden.

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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

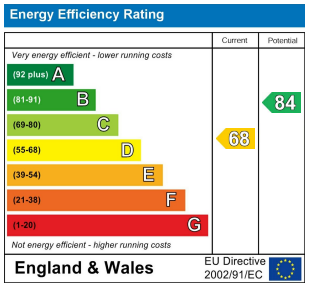


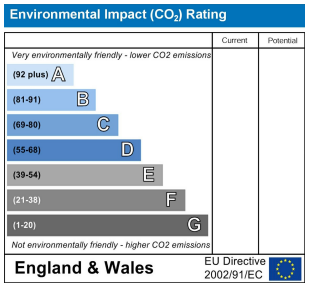
1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

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
13'9" x 12'5"
Bright and spacious living room located to the front of the property, with neutral decor, wall mounted electric fire and large bay window providing lots of natural light.

Dining Room
13'11" x 12'5"
The dining room is another good size, with space for a dining table and chairs, further furniture and window to the rear elevation.

Kitchen
12'0" x 6'3"
The kitchen is fitted with a range of wall, base and drawer units, complementing work wood effect surfaces, tiled splash backs and sink/drainer unit. Fitted with an electric oven, gas hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom
13'11" x 9'10"
The master bedroom is a large double bedroom, providing space for a king sized bed, further furniture and window to the rear elevation.

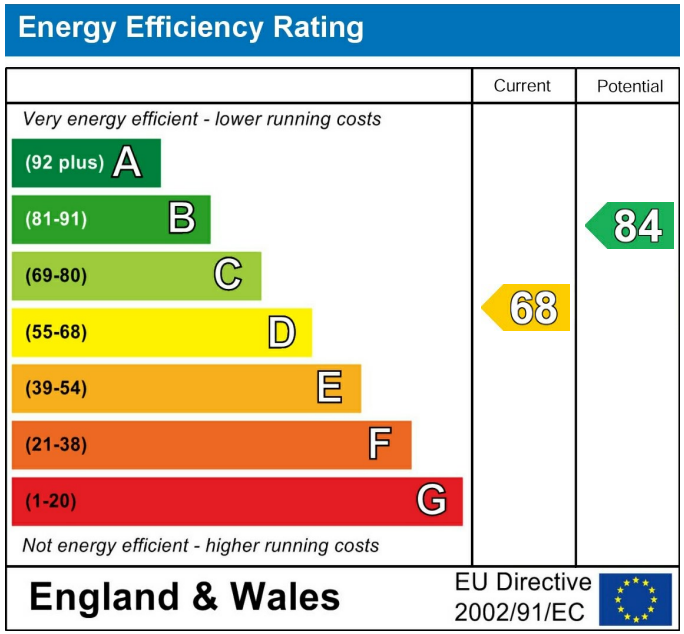
Bedroom Two
13'11" x 9'10"
The second bedroom is a further large double bedroom with window to the front elevation.

Bedroom Three
10'4" x 5'10"
The third bedroom is a single room with window to the front elevation.

Bathroom
7'9" x 6'3"
The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has an enclosed yard to the rear with gated access to the rear lane. Across the lane there is a large detached garage/workshop as well as a good size enclosed garden.



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.





























