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Langley Grove Bishop Auckland, DL14 6UJ

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Price £250,000

Beautifully presented, four bedrooomed detached family home located on Langley Grove in Bishop Auckland. This sizeable property is pleasantly positioned within the ever-popular Pye Estate and benefits from a sizeable block-paved driveway providing plenty of off street parking, along with both front and rear gardens, each boasting an array of well established plants, shrubbery and patio space ideal for outdoor seating and furniture. Located within a highly regarded and desirable area only approx. 1 mile from the town centre and approx. 1.5 miles from Tindale Retail Park, providing easy access to a range of local amenities including sought after primary schools, multiple secondary schools, healthcare services, supermarkets, restaurants, popular high street stores, local businesses and leisure facilities. There is also a great public transport system via both bus and train offering easy access to neighbouring towns and villages as well places further afield such as Darlington, Durham, Newcastle or York.

In brief the property comprises; a large entrance hall leading through into the open plan living room/dining room, garden room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the spacious master bedroom, three further bedrooms, family bathroom and a part boarded loft. Externally, the property has a large block-paved driveway with an electric vehicle charging point to the front offering ample parking for multiple cars along with the garage which has been partially converted into the utility room leaving the storage area to the front accessed via a roller shutter door. The property is equipped with a solar panel system with a battery pack situated in the garage, providing efficient energy storage and reliable power supply. To the rear, there is a substantial enclosed garden which incorporates a functional workshop area, complete with power outlets and lighting. a large lawned area and ample patio space for outdoor seating. Mature per

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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 service 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) 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
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| England & Wales   |         |           |

## Living Room

14'1" x 11'10"

The sizeable living room is located to the front of the property offering ample space for furniture, bright and spacious with neutral decor, feature fire surround and large window to the front elevation.

## Dining Room

11'6" x 9'10"

The dining room is open plan leading on from the living area, with plenty of space for a table and chairs, further furniture and French doors provide access through into the garden room.

## Garden Room

12'5" x 9'10"

The garden room is a great addition to the property, providing a further seating area with panoramic windows overlooking the garden and French doors opening out onto the patio.

## Kitchen

14'11" x 11'6"

The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing wood effect work surfaces, splash backs and sink/drainer unit. Fitted with a breakfast bar, integrated appliances including a fridge/freezer and dishwasher.

## Utility

8'2" x 8'0"

The utility provides additional storage space along with room for further free standing appliances and plumbing for a washing machine and tumble dryer.

## Cloakroom

6'4" x 3'11"

Ground floor cloakroom fitted with a WC and wash hand basin.

## Master Bedroom

15'4" x 9'10"

The master bedroom is a generous double bedroom, with space for a king-sized bed and further furniture, neutrally decorated with window to the rear overlooking the garden.

## Bedroom Two

11'10" x 11'3"

The second bedroom is a further spacious double bedroom with ample space for furniture and window to the front elevation.

## Bedroom Three

11'7" x 8'8"

The third bedroom is again a large double bedroom with window to the front elevation.

## Bedroom Four

12'10" x 7'9"

The fourth bedroom is a good size bedroom, currently utilised as a home office with window to the rear elevation.

## Bathroom

11'7" x 5'10"

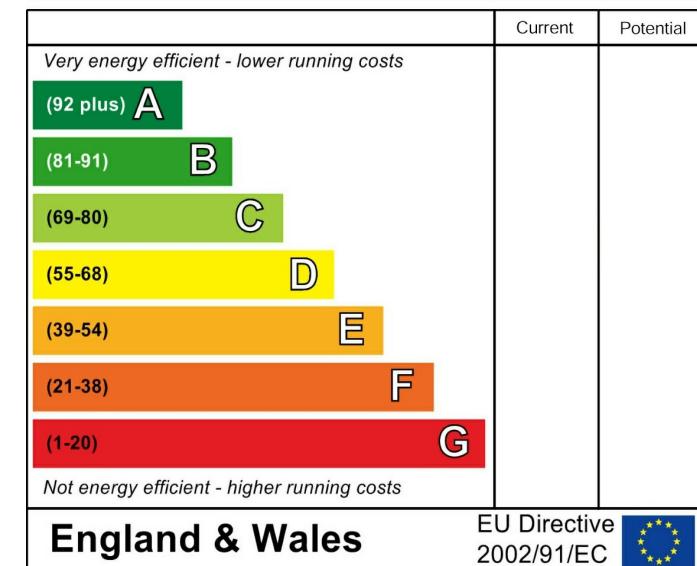
The modern family bathroom contains a panelled bath, separate double walk in shower cubicle, WC and wash hand basin.

## External

Externally, the property has a large block-paved driveway with an electric vehicle charge point to the front offering ample parking for multiple cars along with the garage which has been partially converted into the utility room leaving the storage area to the front accessed via a roller shutter door. The property is equipped with a solar panel system with a battery pack situated in the garage, providing efficient energy storage and reliable power supply. To the rear, there is a substantial enclosed garden which incorporates a

functional workshop area, complete with power outlets and lighting. a large lawned area and ample patio space for outdoor seating. Mature perimeter borders and planter boxes provide a the perfect space for homegrown plants and produce while the outdoor shed offers a great additional storage space.

## Energy Efficiency Rating



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.





