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Farnham Close Auckland Park, Bishop Auckland, DL14 8YR

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Price £160,000

Three bedroomed family home located on Farnham Close in Auckland Park. Situated very close to Bishop Auckland, this property is only a short distance away from local amenities, such as supermarkets, healthcare, high street stores, and both primary and secondary schools. There is an extensive public transport system in place, providing access to not only the near by villages and towns, but also places further away, such as Durham, Newcastle, and York. The A688 is close by, which allows easy access to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has a driveway and garage providing off street parking. Whilst to the rear there is an enclosed garden, mainly laid to lawn along with patio area ideal for outdoor furniture.

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The floor plan shows a house with a yellow living area, an orange garage, and a brown porch. The living area is divided into a 'KITCHEN/DINER' at the top and a 'LIVING ROOM' at the bottom. A staircase with an upward arrow and the word 'UP' is located between the living room and the garage. The porch is at the bottom center, with a 'STORAGE' area to its right. The house is surrounded by a black border, and there are small white rectangular areas at the top and bottom center, possibly representing windows or doors.

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing are Bedroom Three, a Storage area, and a Wardrobe. To the right are the Bathroom and Ensuite. Below the landing is Bedroom Two, which includes another Storage area. The Master Bedroom is located to the right of the landing. The plan also shows a portion of the second floor at the bottom.

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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			

**England & Wales** EU Directive 2002/91/EC



**Living Room**

14'7" x 13'3"  
Spacious and bright living room located to the front of the property, with ample space for furniture and large window to the front elevation.

**Kitchen/Diner**

14'5" x 8'10"  
The kitchen contains a range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drainers unit. Fitted with an integrated oven, hob and overhead extractor along with space for free standing appliances. French doors to the rear elevation.

**Master Bedroom**

12'5" x 8'9"  
The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

**Ensuite**

8'9" x 4'11"  
The ensuite contains a shower cubicle, WC and wash hand basin.

**Bedroom Two**

11'5" x 9'2"  
The second bedroom is another double bedroom with built in wardrobes and window to the front elevation.

**Bedroom Three**

11'1" x 7'9"  
The third bedroom is a good size bedroom with window to the rear elevation.

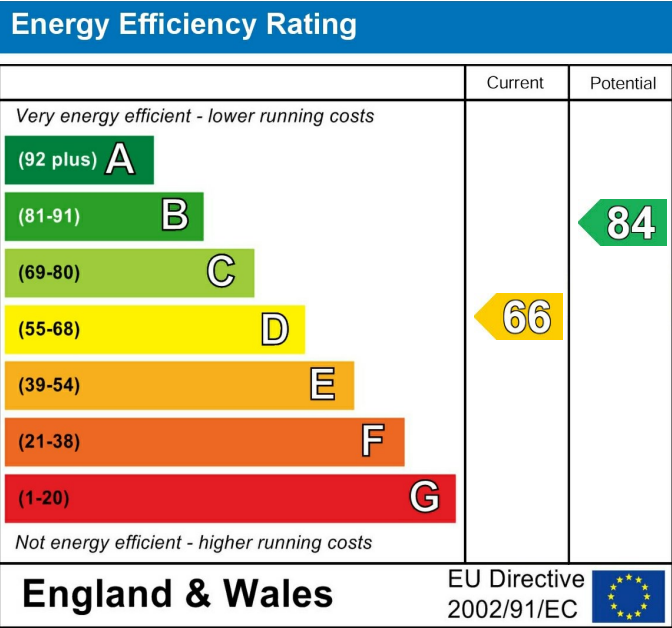
**Bathroom**

7'7" x 6'6"  
The bathroom contains a panelled bath, WC and wash hand basin.

**External**

Externally the property has a driveway and garage providing off street parking. Whilst to the rear there is an

enclosed garden, mainly laid to lawn along with patio area 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.









