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Haweswater Grove West Auckland, Bishop Auckland, DL14
9LQ

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Offers Over £130,000

Spacious two bedroomed, semi-detached bungalow offered to the market for sale with no onward chain. Situated on Haweswater Grove in West Auckland, the property is located a such a short distance from both Bishop Auckland and Tindale Retail Park, benefiting 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; the living room, kitchen, utility room, two double bedrooms and family bathroom. Externally the property has a small gravelled garden to the front along with the driveway leading to the single garage. To the rear of the property there is a large enclosed garden, mainly lid to lawn along with patio area ideal for outdoor furniture.

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The floor plan shows a house with the following layout:

- Workshop:** A large orange room on the top left.
- Utility Room:** A small orange room on the top right, adjacent to the Workshop.
- Kitchen:** A yellow room in the center, adjacent to the Utility Room.
- Master Bedroom:** A large yellow room on the right side.
- Bathroom:** A light blue room in the center, adjacent to the Kitchen.
- Storage:** A small grey room adjacent to the Bathroom.
- Wardrobe:** Two grey rooms adjacent to the Master Bedroom.
- Garage:** A large orange room on the bottom left.
- Hallway:** A brown room in the center, adjacent to the Kitchen, Bathroom, and Garage.
- Bedroom Two:** A yellow room on the bottom left, adjacent to the Garage.
- Living Room:** A large yellow room on the bottom right, adjacent to the Master Bedroom.

Environmental Impact (CO ₂) Rating		Current	Point in time
<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>			

England & Wales

EU Directive 2002/91/EC

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Living Room

12'11" x 12'9"

Spacious living room with neutral decor, space for an electric fire with feature surround and large window to the front elevation.

Kitchen

12'5" x 7'8"

The kitchen is fitted with a range of wood wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Utility Room

9'8" x 5'2"

The utility room provides additional storage and space for further appliances.

Master Bedroom

12'9" x 9'10"

The master bedroom is a large double bedroom with fitted wardrobes and window to the rear elevation.

Bedroom Two

9'10" x 8'11"

The second bedroom is a double bedroom with window to the front elevation.

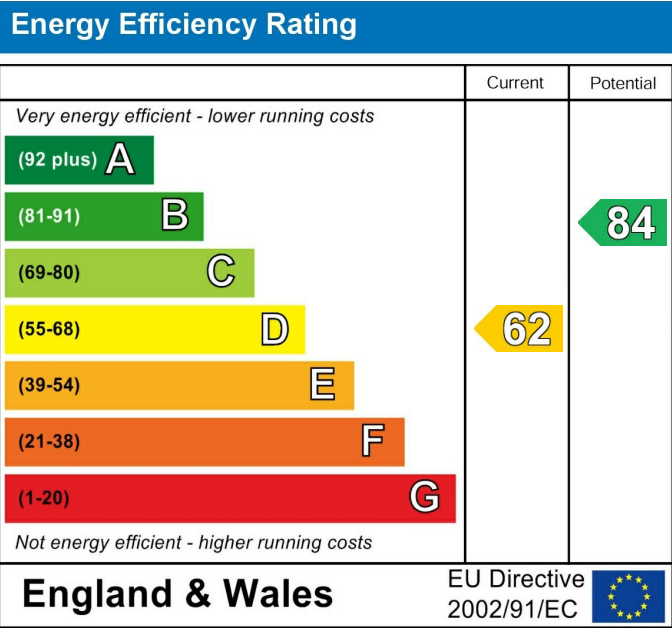
Bathroom

8'2" x 5'5"

The bathroom contains a panelled bath, shower cubicle, WC and wash hand basin.

External

Externally the property has a small gravelled garden to the front along with the driveway leading to the single garage. To the rear of the property there is a large enclosed garden, mainly lid 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.



