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Arundel Close Bishop Auckland, DL14 6NG

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## Offers In The Region Of £170,000

Two bedroomed, semi detached bungalow located on Arundel Close in Bishop Auckland. Offered for sale with no onward chain, it is situated in a prime position on the Pye Estate within walking distance to local amenities including highly regarded primary and secondary schools. Bishop Auckland's town centre offers access to supermarkets, high street stores, independent shops, cafes and restaurants, whilst the nearby retail park is ever expanding with food outlets, high street shops and a new cinema/bowling complex opening soon. Extensive public transport systems in the area via bus or train allows regular access to further afield place such as; Darlington, Durham, Newcastle, Leeds or York. For commuters the A688, A689 and A1(M) are close by.

In brief the property comprises; an entrance hall leading through into the living room, kitchen, conservatory, two spacious bedrooms and the family bathroom. Externally, the property has a small low maintenance garden to the front, along with a large drive leading to the single detached garage with up and over door. To the rear of the property, there is a large well maintained garden, with sizable patio area ideal for outdoor furniture, lawned space, raised flower bed and perimeter hedged borders hosting an array of well established plants, flowers and shrubbery.

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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 Metropix 3/2023

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

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

**Living Room**

16'0" x 12'1"

Spacious and bright living room located to the rear of the property, with ample space for furniture, gas fire with feature surround and large window to the rear elevation overlooking the rear garden.

**Kitchen**

10'9" x 6'2"

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

**Conservatory**

9'2" x 7'6"

The conservatory is a great addition to the property, providing a further seating area overlooking the garden with door leading out onto the patio area.

**Master Bedroom**

15'3" x 9'2"

The master bedroom is a spacious double bedroom, with space for a king sized bed, benefiting from fitted wardrobes and window to the front elevation.

**Bedroom Two**

10'4" x 9'2"

The second bedroom is another spacious double

bedroom with fitted wardrobes and window to the front elevation.

**Shower Room**

6'2" x 6'0"

The shower room is fitted with a corner shower cubicle, WC and wash hand basin.

**External**

Externally, the property has a small low maintenance garden to the front, along with a large drive leading to the single detached garage with up and over door. To the rear of the property, there is a large well maintained garden, with sizable patio area ideal for outdoor furniture, lawned space, raised flower bed and perimeter hedged borders hosting an array of well established plants, flowers and shrubbery.

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.





