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# Rosemount Road

## Bishop Auckland, DL14 6SX

## Price £100,000

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Three bedroomed end of terrace property located on Rosemount Road, Bishop Auckland. Benefiting from a dual length driveway, single garage and enclosed rear garden, the property is situated only a short distance from both the nearby Bishop Auckland town centre and the ever expanding Tindale Retail Park, where there are a range of amenities nearby such as supermarkets, retail stores, high street shops, food outlets and both primary and secondary schools. For commuters, the A688 is close by and leads to the A1 (M) both North and South, whilst there is also an extensive public transport system which allows access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief, the property comprises; an entrance porch leading into the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom with stairs ascending into the attic room. Externally, there is a walled forecourt to the front and to the side there is a dual length driveway leading to the single garage providing ample off street parking. To the rear, there is a low maintenance enclosed yard, mostly paved with decked areas ideal for outdoor seating.







Living Room 16'3" x 12'1" (4.97 x 3.7)
Located to the front of the property is the bright and spacious living room which offers ample space for furniture and benefits from new flooring, modern decor and bay window allowing lots of natural light.

Dining Room 12'10" x 12'5" (3.92 x 3.8)
Another spacious reception room with ample room for a dining table, chairs and further furniture, new flooring and window to the rear elevation.

Kitchen 14'11" x 5'10" (4.56 x 1.8)
Modern kitchen fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splashbacks and sink/drainer unit along with an integrated electric ove, hob, overhead extractor hood, microwave and fridge/freezer.

Master Bedroom 12'0" x 10'7" (3.68 x 3.25)
Generously sized master bedroom with space for a king-sized bed and further furniture, modern decor and window to the front elevation.

Bedroom Two 12'10" x 8'8" (3.93 x 2.66)
A second double bedroom with modern decor and window to the rear elevation.

Bedroom Three 11'10" x 5'8" (3.63 x 1.73)
Spacious single bedroom with window to the front elevation.

Bathroom 15'5" x 5'10" (4.7 x 1.78)
Family bathroom fitted with a panelled bath with overhead shower, WC, wash hand basin, heated towel rail and fitted storage units.

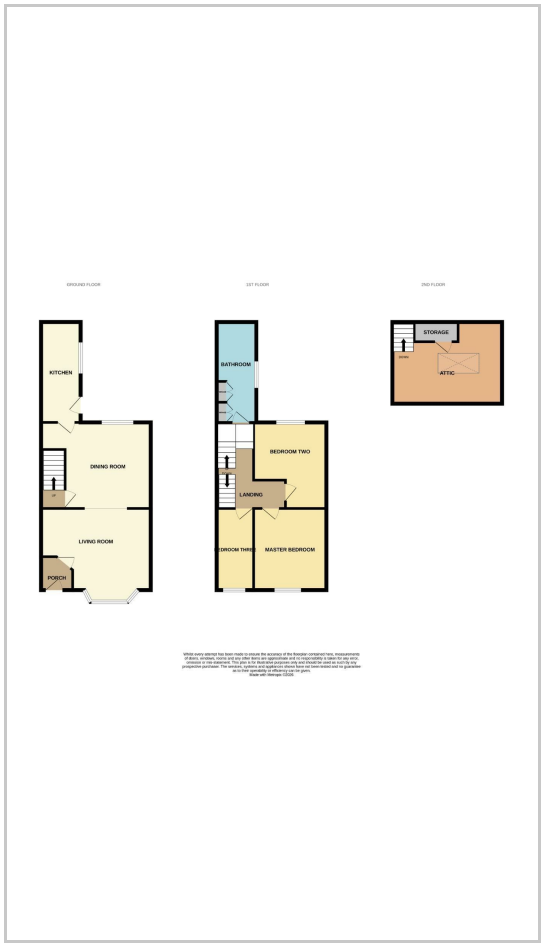
Attic Room 14'9" x 11'1" (4.5 x 3.4)
Converted attic room offering additional storage.

External
Externally, there is a walled forecourt to the front and to the side there is a dual length driveway leading to the single garage providing ample off street parking. To the rear, there is a low maintenance enclosed yard, mostly paved with decked areas ideal for outdoor seating.

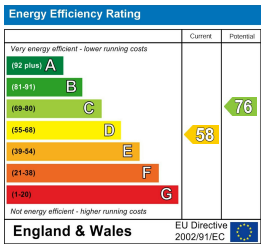
## Area Map

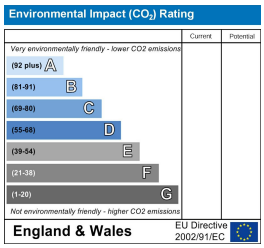



## Floor Plans




## Energy Efficiency Graph




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.
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