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Waldron Street Bishop Auckland, DL14 7DS

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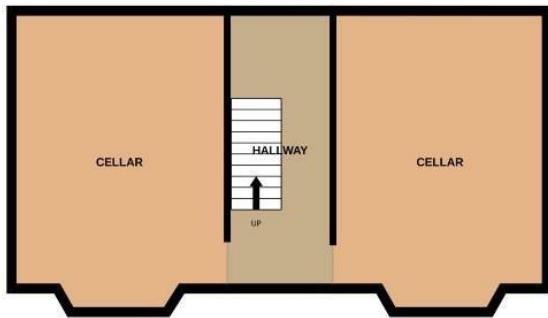
Offers In Excess Of £130,000

Immaculately presented, three bedrooomed, double fronted family home located on Waldron Street in Bishop Auckland. The property has a large double cellar for storage as well as on street parking and rear courtyard. Located within walking distance of Bishop Auckland's town centre, provides an array of amenities including popular local primary and secondary schools, healthcare services, supermarkets and an extensive public transport system which allows for access to both the neighbouring towns and villages as well as further afield places such as Darlington, Durham, Newcastle and York. The historic City Of Durham is approx.13 miles away and Newcastle-Upon-Tyne is approx. 35 miles away.

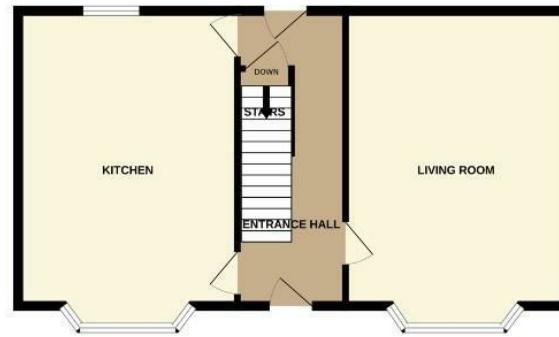
In brief the property comprises; a spacious entrance hall leading through into the living room and kitchen/diner to the first floor. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Stairs lead down to the cellar with two further large rooms ideal for storage. Externally the property has on street parking available to the front, along with gated access to the side leading into the enclosed courtyard with outhouses providing further storage.

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BASEMENT



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 services, 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Living Room

17'4" x 12'11"

Bright and spacious living room, providing ample space for furniture with neutral decor, fitted with a gas fire with feature surround and large bay window to the front elevation provides lots of natural light.

Kitchen

17'4" x 12'11"

The kitchen contains a range of wooden wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainer unit. Benefiting from integrated appliances including; an oven, gas hob, overhead extractor, fridge/freezer, dishwasher and wine cooler. Ample space for furniture and bay window to the front elevation.

Master Bedroom

13'1" x 11'6"

The master bedroom is a spacious double bedroom with space for a king sized bed, further furniture and window to the front elevation.

Ensuite

11'1" x 5'5"

The ensuite contains a single shower cubicle, WC and wash hand basin.

Bedroom Two

13'9" x 13'8"

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

Bedroom Three

9'10" x 7'1"

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

Bathroom

7'10" x 5'6"

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

Cellar

16'4" x 11'9"

Providing additional storage.

Cellar

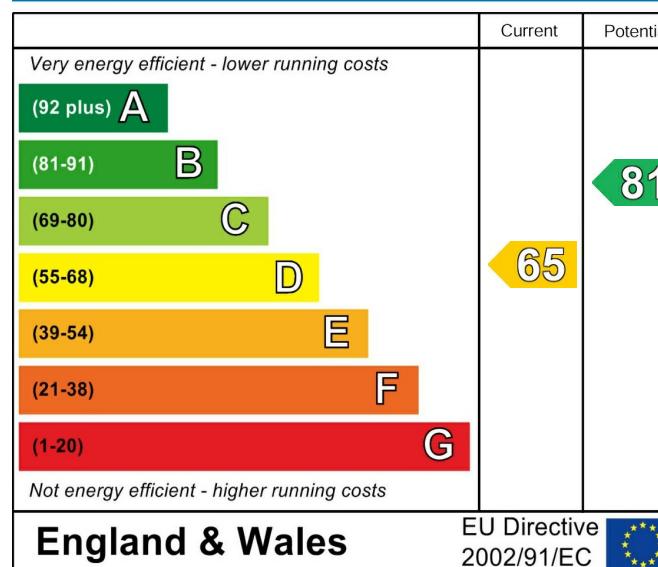
19'4" x 12'9"

Providing additional storage and fitted with an original fireplace.

External

Externally the property has on street parking available to the front, along with gated access to the side leading into the enclosed courtyard with outhouses providing further storage.

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.



