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Bamburgh Avenue Bishop Auckland, DL14 6NF

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Price £275,000

Beautifully presented four bedroomed family home located on Bamburgh Avenue, Bishop Auckland offered to the market with no onward chain. With well maintained, landscaped garden to the rear and large driveway with single garage to the front. Situated in a prime position on the Pye Estate, the property is 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 coming 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.

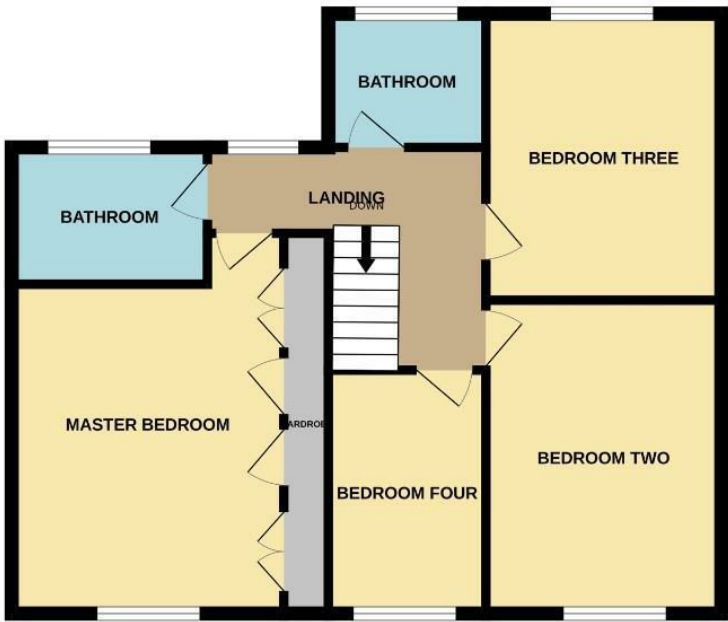
In brief, the property comprises; an entrance hall leading into the kitchen, dining room, living room, sun room and study/play room to the ground floor. The first floor has the master bedroom, three further bedrooms and both full bathrooms. Externally, the property has a large, block paved driveway and single garage to the front of the property. To the rear, there is an enclosed landscaped garden with well established hedging and patio area ideal for outdoor seating.

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

Living Room

13'5" x 13'1"
Bright and spacious living room located to the front of the property with ample space for furniture, neutral decor, electric fire with feature surround and large window providing plenty of natural light.

Kitchen

16'4" x 13'1"
Modern kitchen fitted with a range of wall, base and drawer units, complementing granite worktops, kitchen island, Belfast sink, tiled splash backs, integrated dishwasher, washing machine overhead extractor hood and electric hob/oven. The utility cupboard is also fitted with a tumble dryer.

Dining Room/Sun Room

10'8" x 8'10"
Spacious dining room with ample space for a dining table and chairs and benefiting from neutral decor. The room is open plan leading into the sun room which provides an additional reception/office space with sliding doors leading into the rear garden.

Play Room/Study

13'5" x 6'10"
An additional room located to the front of the property which can be utilised as a playroom, or a home office. Benefiting from neutral decor and window to the front elevation.

Master Bedroom

14'5" x 12'1"
Large master bedroom located to the front of the property with ample space for a king sized bed and further furniture with neutral decor and fitted wardrobes.

Bedroom Two

12'11" x 9'10"
Generous second bedroom with ample space for a king sized bed, further furniture and window to the front elevation.

Bedroom Three

10'11" x 9'10"
Another spacious bedroom with space for a double bed, further furniture and window to the rear elevation.

Bedroom Four

9'10" x 6'6"
Good sized single bedroom with space for additional furniture, neutral decor and window to the front elevation.

Bathroom

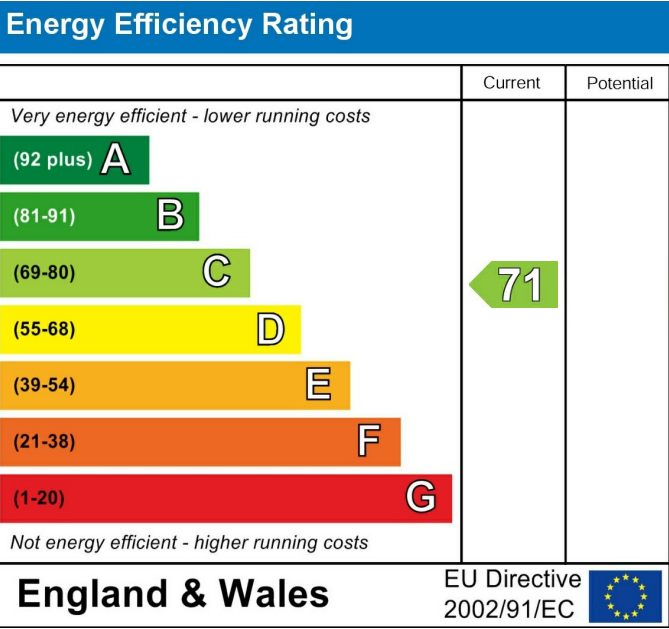
6'4" x 5'4"
Family bathroom fitted with a panelled bath, overhead shower, heated towel rail, wash hand basin and WC.

Shower Room

7'10" x 4'11"
Shower room fitted with a double corner shower cubicle, heated towel rail, wash hand basin and WC.

External

Externally, the property has a large, block paved driveway and single garage to the front of the property. To the rear, there is an enclosed landscaped garden with well established hedging and patio area ideal for outdoor seating.



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.





