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Watling Road Bishop Auckland, DL14 6RR

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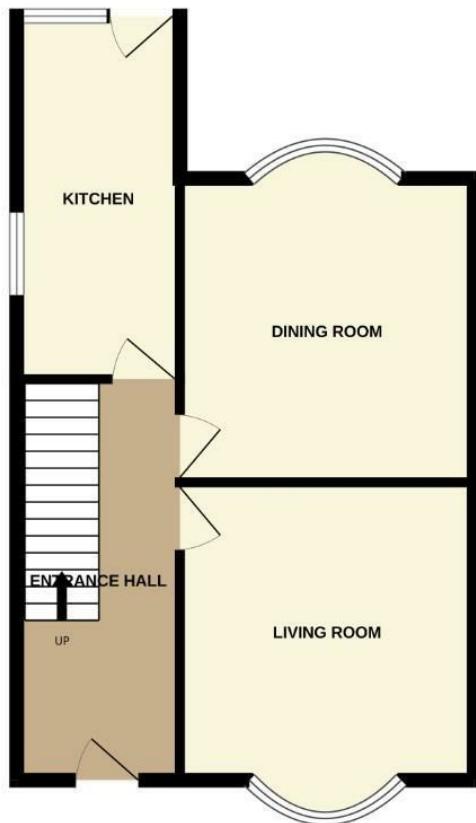
Price £145,000

Well presented three bed roomed semi-detached family home pleasantly situated on Watling Road, Bishop Auckland. Situated just a short distance from local amenities including schools, supermarkets, retail stores, restaurants and cafes. Further facilities are available in the nearby Tindale retail park, and currently has access to popular high street stores, restaurants and shops. There is an extensive public transport system in the area via both rail and bus, providing easy access to neighbouring towns and villages as well as further afield places including Darlington, Durham and Newcastle. The A688 is close by, leading to the A1(M).

In brief, the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, two further spacious bedrooms and family bathroom. Externally, the property benefits from a large double drive to the front while to the rear, there is a well maintained lawned garden with greenhouse and block-paved areas ideal for outdoor seating.

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GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

## Living Room

14'5" x 11'9"

Bright and spacious living room located to the front of the property, benefiting from modern decor, multi fuel stove, ample space for furniture and bay window to the front elevation.

## Dining Room

14'1" x 12'1"

The second reception room is another good size, with space for a dining table and chairs, further furniture and window to the rear elevation.

## Kitchen

14'5" x 7'2"

The kitchen is fitted with a range of wood effect wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainer unit. Space is available for a range cooker, fridge/freezer, washing machine and dryer.

## Master Bedroom

14'5" x 11'9"

The master bedroom provides space for a kings sized bed, built wardrobes and window to the front elevation.

## Bedroom Two

12'0" x 11'9"

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

## Bedroom Three

7'4" x 6'6"

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

## Bathroom

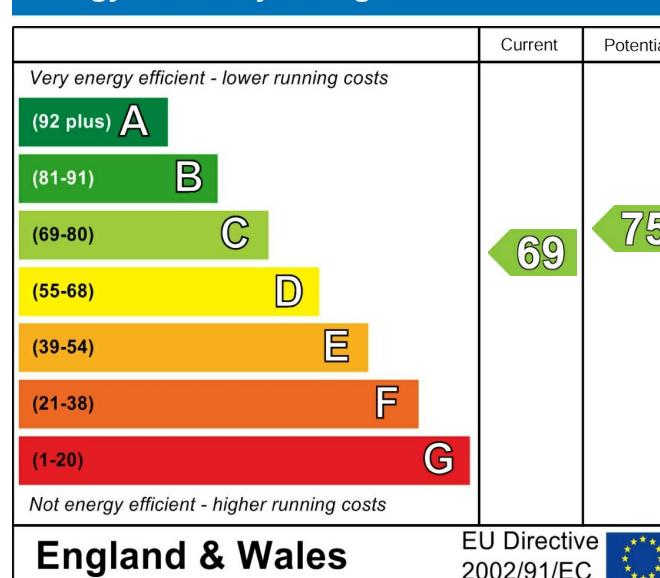
7'5" x 5'9"

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

## External

Externally, the property benefits from a large double drive to the front while to the rear, there is a well maintained lawned garden with greenhouse and block-paved areas ideal for outdoor seating.

## 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.



