



**HUNTERS®**  
HERE TO GET *you* THERE

Waskerley Grove Bishop Auckland, DL14 0SE

# Waskerley Grove Bishop Auckland, DL14 0SE

## Offers In Excess Of £50,000

One bedrooomed, first floor apartment located on Waskerley Grove in Bishop Auckland. The property is situated in a sought after residential area on the outskirts of Bishop Auckland, this property has a driveway, is modern throughout and is offered with no onward chain. Located just a short distance from both Bishop Auckland's town centre and Tindale's retail park, allows for access to a large array of amenities, including supermarkets, healthcare services, shops and also an extensive public transport system, providing for access to both the neighbouring villages as well as to further afield places including Darlington , Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

In brief the property comprises; an entrance hall leading through into the living room/kitchen, master bedroom and bathroom. Externally there is a garage and driveway providing off street parking.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
[bishopauckland@hunters.com](mailto:bishopauckland@hunters.com) | [www.hunters.com](http://www.hunters.com)

GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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.  
Modeled with Metrisys 2002/5

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## Living Room

10'8" x 21'1"

Spacious living area with ample space for furniture and large window providing lots of natural light.

## Kitchen

21'1" x 7'5"

The kitchen contains a range of wall,, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

## Master Bedroom

10'9"x 9'8"

The bedroom provides space for a king sized bed, further furniture and window to the front elevation.

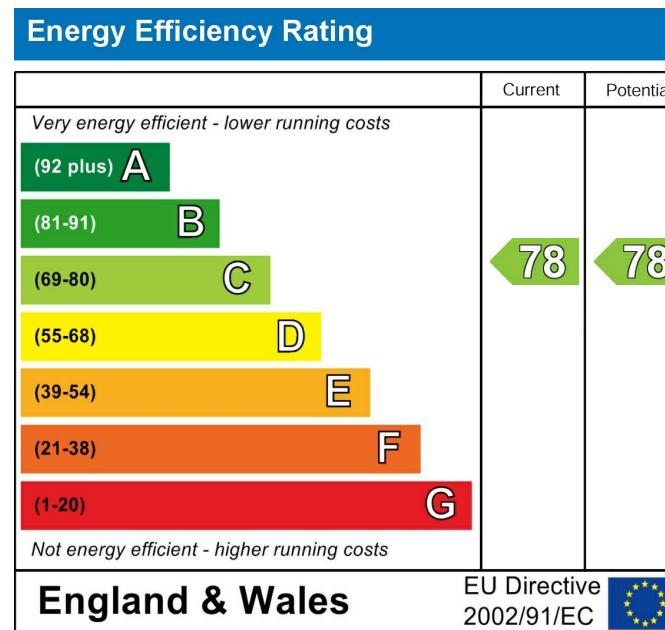
## Bathroom

6'6" x 6'5"

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

## External

Externally there is a garage and driveway providing off street parking.



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.

