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Morton Close Auckland Park, Bishop Auckland, DL14 8YW

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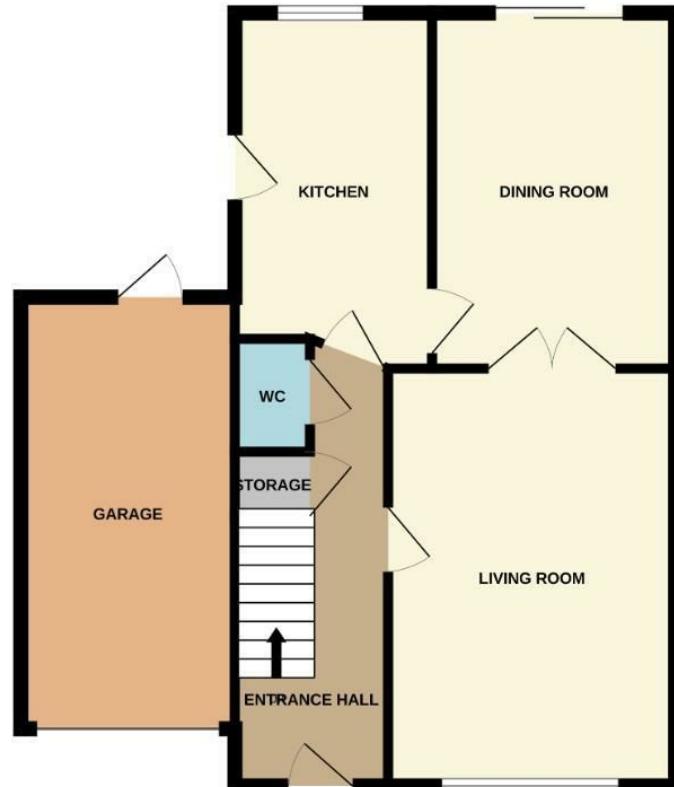
Price £175,000

Immaculately presented four bedrooomed detached family home, positioned in a sought after development in Auckland park offered with no onward chain. The property has been redecorated throughout and benefits from new carpets. It is only a short distance from Bishop Auckland, Bishop Auckland and Tindale Retail Park offer easy access to supermarkets, restaurants, popular high street retail stores as well as healthcare services and secondary schools such as Prince Bishops Primary School which is Ofsted rated "Outstanding". The A689 is nearby and leads to the A1(M) both North and South, ideal for commuters.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite bathroom, three further bedrooms and family bathroom. Externally the property has a large driveway to the front and single garage providing off street parking, whilst to the rear there is a large enclosed garden with decking ideal for outdoor furniture.

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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

17'3" x 11'1"

Spacious and bright living room located to the front of the property, benefiting from neutral décor, ample space for furniture and large window to the front elevation providing plenty of natural light.

## Dining Room

12'7" x 9'5"

The dining room is another good size reception room with space for a table and chairs, further furniture and sliding doors to the rear leading into the garden.

## Kitchen

14'5" x 9'8"

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

## Cloakroom

Fitted with a WC and wash hand basin.

## Master Bedroom

13'10" x 8'7"

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

## Ensuite

8'6" x 5'2"

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

## Bedroom Two

10'5" x 8'10"

The second bedroom is another spacious double bedroom with built in cupboard and window to the rear elevation.

## Bedroom Three

8'10" x 7'4"

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

## Bedroom Four

10'5" x 8'10"

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

## Bathroom

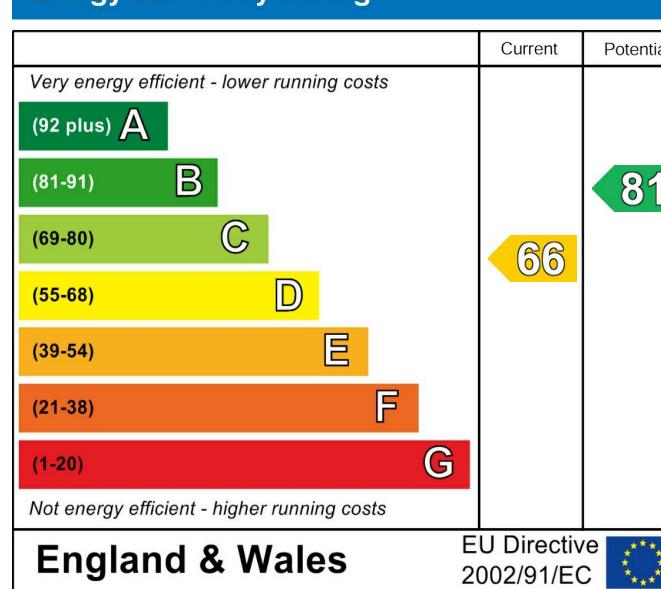
6'10" x 5'6"

The bathroom is fitted with a panelled bath, WC and wash hand basin.

## External

Externally the property has a large driveway to the front and a single garage providing off street parking, whilst to the rear there is a large enclosed garden with decking ideal for outdoor furniture.

## 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.







