

HUNTERS®

HERE TO GET *you* THERE



Rochester Close

Bishop Auckland, DL14 0RJ

Price £150,000



Modern and spacious three bedroomed semi detached family home, located in Rochester Close, Etherley Dene, a popular residential area on the outskirts of Bishop Auckland. Benefiting from no onward chain along with being extended to the rear and has both a driveway and garage. Situated just a short distance from local amenities such as supermarkets, schools, popular high street stores and retail shops as well as restaurants and cafes. There is a regular bus service through the area and the town centre provides extensive bus and rail links. The A688 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, kitchen/diner and garden room. The first floor contains the master bedroom two further bedrooms and the family bathroom. Externally there is a lawned garden to the front, along with a long driveway leading to the single garage. To the rear of the property there is a large low maintenance garden, with decked area ideal for outdoor furniture, artificial lawn and perimeter borders.



Living Room 11'8" x 13'3" (3.55 x 4.05)

Spacious living room providing ample room for furniture, electric fire with feature surround and large window to the front elevation providing plenty of natural light.

Kitchen/Diner 10'11" x 15'7" (3.32 x 4.74)

The kitchen contains a range of modern wall, base and drawer units complimenting work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated double oven, hob, overhead extractor hood and dishwasher. Along with room for a free standing under counter fridge, freezer and washing machine,

Dining Area

The dining area provides space for a table and chairs and French doors leading into the garden room.

Garden Room 8'0" x 8'10" (2.43 x 2.7)

A great addition to the property the garden room provides a further seating area overlooking the garden.

Master Bedroom 8'10" x 13'1" (2.68 x 4)

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

Bedroom Two 9'2" x 9'6" (2.8 x 2.9)

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

Bedroom Three 6'7" x 9'10" (2 x 3)

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

Bathroom 6'1" x 8'4" (1.85 x 2.53)

The family bathroom contains a panelled bath, WC, wash hand basin and single shower cubicle with overhead mains fed shower. Opaque window to the rear elevation.

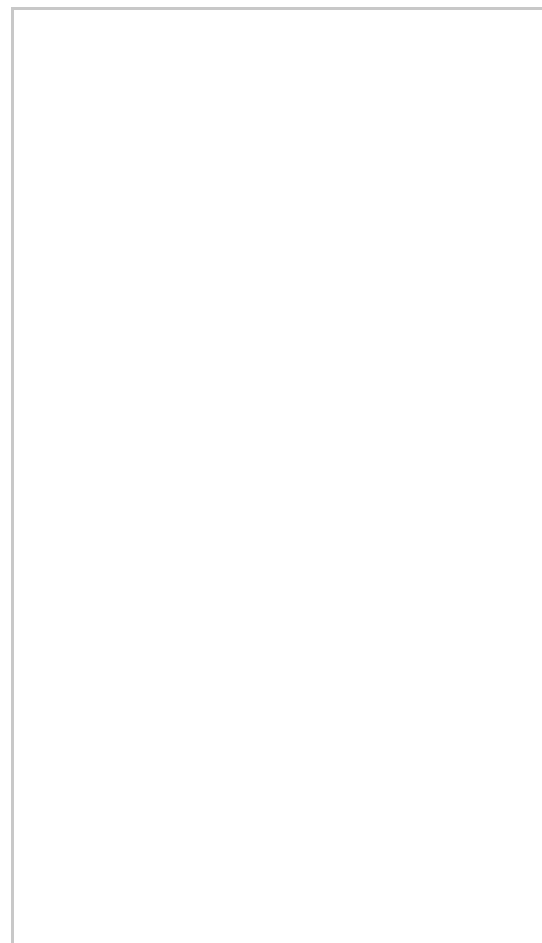
Outdoor Space

To the front of the property there is a small garden and driveway to the side leading to the single garage providing off street parking for multiple cars. Whilst to the rear there is a large enclosed low maintenance garden, which contains artificial lawn and decked areas ideal for outdoor furniture.

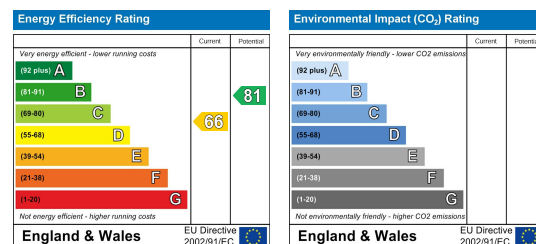
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

147-149 Newgate Street, Bishop Auckland, DL14 7EN

Tel: 01388 311582 Email: bishopauckland@hunters.com www.hunters.com