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Front Street West Auckland, Bishop Auckland, DL14 9HW

22 Front Street, West Auckland, Bishop Auckland, County Durham, DL14 9HW

Offers In Excess Of £180,000

Beautifully presented three bed roomed family home pleasantly positioned on Front Street in West Auckland. Finished to a high standard by the current owners., complete with an enclosed gravelled garden and on street parking. Located just a short distance from local amenities such as the local primary school, convenience stores and local shops. Further facilities are available in the nearby Tindale Retail Park and Bishop Auckland's town centre, including supermarkets, restaurants, high street retail stores and independent stores. There is a regular bus service and both the A68 and A688 are close by, ideal for commuters.

In brief this family home comprises; an entrance hallway, living room, dining room, kitchen, utility room, WC and office to the ground floor whilst the first floor accommodates the master bedroom with ensuite, two further spacious bedrooms and the family bathroom. Externally to the front on street parking is available, to the rear is the good sized enclosed gravelled garden.

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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 operation or efficiency can be given.  
Made with Merimex 02/22

| 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 |         |           |
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| England & Wales   |         |           |

## Living Room

15'7" x 14'3"

The main reception room is a great size with ample space for furniture, feature fireplace and double doors lead into the dining area.

## Dining Room

14'0" x 14'7"

The dining area is open plan with the kitchen, with plenty of space for a table with chairs, ideal for growing families.

## Kitchen

11'1" x 8'4"

The kitchen has been beautifully designed fitted with a range of wall, drawer and base units, complementing wooden work surfaces, built in dishwasher, space for further appliances including a fridge/freezer and double cooker.

## Utility Room

Fitted with further units for storage and space for appliances.

## Office

7'6" x 6'6"

Providing ample space for furniture this room could be utilised for a range of purposes, currently a home office.

## WC

3'7" x 3'3"

Comprising low level WC and wash hand basin.

## Master Bedroom

15'8" x 13'7"

The master bedroom is a generous king size, with fitted wardrobes and a private ensuite.

## Ensuite

10'5" x 6'11"

Comprising a low level WC, wash hand basin and double walk in shower with glass surround.

## Bedroom Two

12'4" x 9'0"

The second double bedroom with fitted wardrobes as well as further space for bedroom furniture.

## Bedroom Three

10'8" x 7'8"

The third bedroom is a spacious bedroom with ample space for key pieces of furniture.

## Bathroom

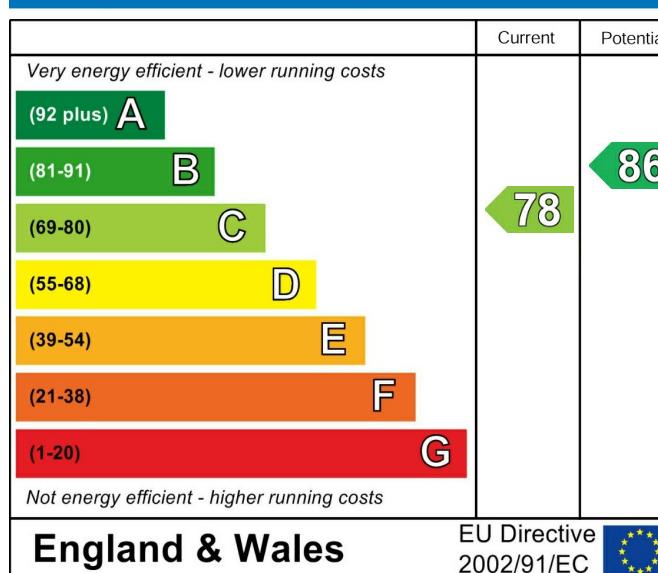
8'11" x 4'8"

Comprising a low level WC, wash hand basin and panelled bath with overhead shower.

## External

The enclosed rear garden is fully gravelled for low maintenance, providing ample space for outdoor furniture and storage. Gate leads to the rear lane.

### 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.



