



Newton Grange, Bishop Auckland

- FOUR BEDROOMS
- GARAGE & DRIVEWAY
- GAS CENTRAL HEATING
- SOUGHT AFTER VILLAGE LOCATION
- DETACHED FAMILY HOME
- BEAUTIFULLY LANDSCAPED GARDEN
- UPVC DOUBLE GLAZING
- EPC GRADE TBC

Price £290,000

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HERE TO GET *you* THERE

Newton Grange, Bishop Auckland

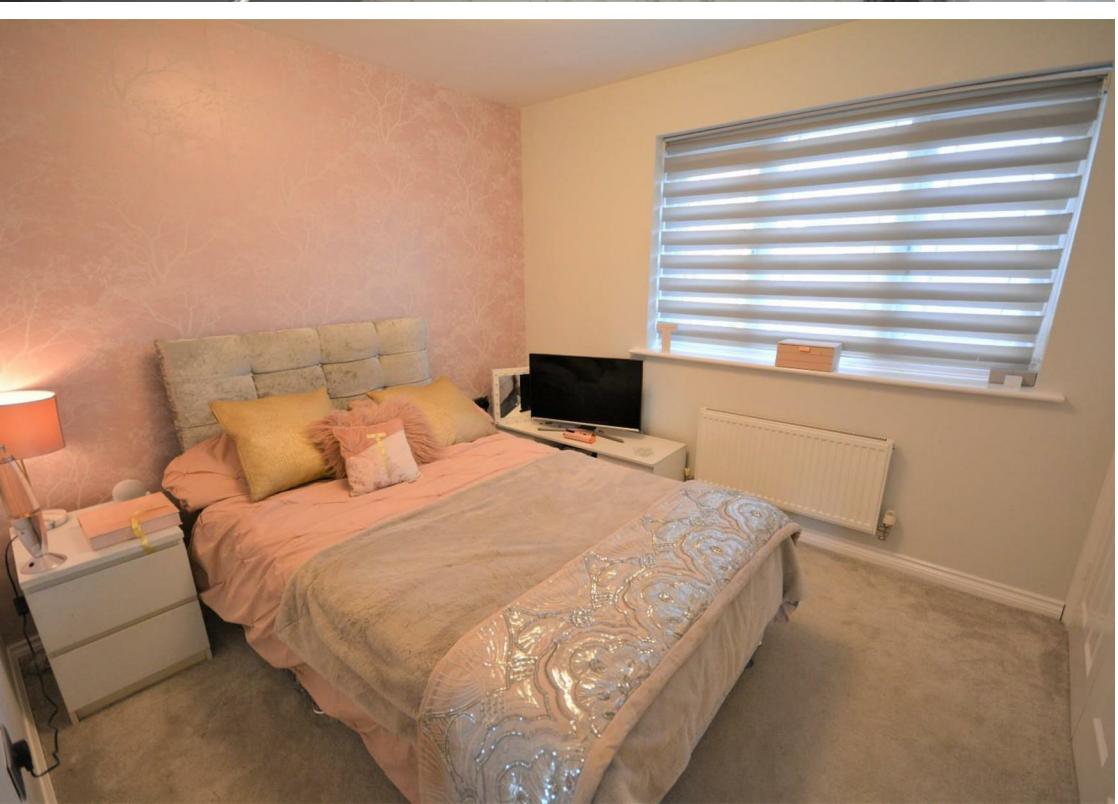
DESCRIPTION

This stunning four-bedrooomed, detached, family home has been extensively upgraded and finished to a very high standard by the current owners.

Perfectly positioned in Newton Grange, a quiet cul de sac in the sought after semi-rural village Toronto. The recent upgrades to this property include a newly finished kitchen, replaced bathroom and ensuite as well as a beautifully landscaped garden. Complete with striking features including the mezzanine balcony overlooking the living space and appreciating views to the rear through the floor to ceiling windows providing plenty of natural light and views over the garden and countryside beyond. Located just a short distance from both Bishop Auckland and Crook, allows for easy access to supermarkets, high street retail stores, healthcare services as well as both primary and secondary schools. There is an extensive public transport system which allows for access to not only the neighbouring towns and villages, but to further afield places such as Durham, Newcastle and York. The A689 is nearby and leads on to the A688 and the A1 (M).

In brief this property comprises of an entrance hall, leading through into the kitchen, living room, dining room, and cloakroom to the ground floor. Whilst the first floor contains three spacious bedrooms, family bathroom and mezzanine balcony area overlooking the living room, stairs ascend to the second floor which contains the master bedroom with en suite and large storage cupboard. Externally there is a rear enclosed garden which has been landscaped, whilst to the front there is a garage and drive providing secure off street parking.







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, rooms, areas and any other items are approximate and no responsibility is accepted 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 is given as to their operating or efficiency.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
England & Wales		EU Directive 2002/91/EC

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.

Viewing

Please contact our Hunters Bishop Auckland Office on 01388 311582 if you wish to arrange a viewing appointment for this property or require further information.

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