

HUNTERS[®]

HERE TO GET *you* THERE



Simpson Road

West Auckland, Bishop Auckland, DL14 9JP

£650 Per Month



Three bedroomed family home set within a generous corner plot on Simpson Road in West Auckland. This modern semi detached home has a large rear garden, as well as a driveway and garden to the front. Tindale Retail Park is nearby and offers a range of amenities, from supermarkets to popular high street retail stores and food outlets. Bishop Auckland is located approx. 4.6 miles away and allows for access to schools, healthcare services, and further retail stores. There is an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A688 is close, leading to the A1 (M) both North and South, ideal for commuters.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and utility room. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a garden to the front along with a large driveway leading up to the garage. The garage has now been converted to be the utility room/storage to the front section with up and over door. To the rear there is a large garden which is mainly laid to lawn with patio area ideal for outdoor furniture.



Living Room 13'9" x 11'1" (4.2m x 3.4m)
Spacious and bright living room located to the front of the property with ample space for furniture, neutral decor and large window providing plenty of natural light.

Dining Room 13'9" x 7'1" (4.2m x 2.17m)
The dining room is another good size with space for a table and chairs, further furniture and French doors to the rear leading into the garden.

Kitchen 12'0" x 8'11" (3.67m x 2.72m)
The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for free standing appliances.

Utility Room 10'2" x 8'6" (3.1m x 2.6m)
Utility area providing additional storage and space for further appliances.

Master Bedroom 12'10" x 11'0" (3.92m x 3.36m)
The master bedroom provides space for a king sized bed, also benefiting from built in wardrobes and window to the front elevation.

Bedroom Two 12'1" x 7'1" (3.7m x 2.18m)
The second bedroom is another double bedroom with window to the rear elevation.

Bedroom Three 8'2" x 7'6" (2.5m x 2.3m)
The third bedroom is a single room with window to the front elevation.

Bathroom 7'6" x 4'10" (2.3m x 1.48m)
The bathroom is fitted with a shower cubicle, WC and wash hand basin.

External
Externally the property has a garden to the front along with a large driveway leading up to the garage. The garage has now been converted to be the utility room/storage to the front section with up and over door. To the rear there is a large garden which is mainly laid to lawn with patio area ideal for outdoor furniture.

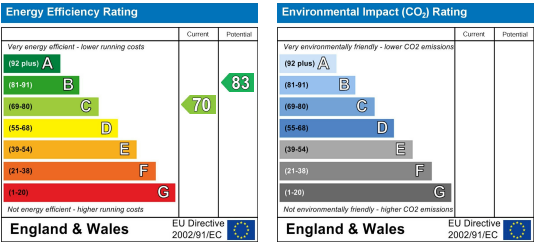
Area Map



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.