



Simpson Road

West Auckland, Bishop Auckland, DL14 9JP

Offers In Excess Of £100,000



Well presented and spacious three bedroomed family home located on Simpson Road in West Auckland. This property has a block paved double driveway to the front and a large garden to the rear. Located just a short distance from local amenities such as the local primary school, supermarkets, retail stores and food outlets. There is an extensive public transport system allowing for access to not only the neighbouring towns and villages but to further afield places such as the historic city of Durham, Newcastle and York. The A688 is nearby, leading to the A1 (M) both North and South, ideal for commuters.

In brief the property comprises; an entrance porch leading through to the living room, separate dining room, kitchen, conservatory and family bathroom to the ground floor. The first floor accommodates the master bedroom, a second double bedroom and a spacious single bedroom, along with a WC and wash hand basin. Externally there is a paved driveway to the front allowing off street parking. To the rear there is a low maintenance garden with paved and gravelled areas with well established perimeter borders.



Living Room 17'0" x 11'1" (5.2m x 3.4m)

Spacious living room, neutrally decorated with space for an electric, feature fire surround and window to the front elevation.

Dining Room 13'1" x 9'8" (4.0m x 2.95m)

The dining room allows space for a table and chairs along with further furniture, access into the kitchen.

Kitchen 11'9" x 8'3" (3.6m x 2.52m)

The kitchen is fitted with a range of wall and base units, complimenting work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated electric oven, hob and overhead extractor hood, along with space for a washing machine, dish washer and fridge/freezer unit.

Conservatory 10'5" x 9'10" (3.18m x 3.0m)

Conservatory to the rear providing a great additional living space with French doors opening onto the patio area ideal for the summer months.

Bathroom 8'1" x 6'3" (2.48m x 1.93m)

The modern family bathroom contains a panelled bath with overhead shower and perimeter tiling, along with a WC and wash hand basin.

Master Bedroom 11'10" x 9'4" (3.61m x 2.85m)

The master bedroom is a generous double room, with fitted wardrobes and window to the front elevation.

Bedroom Two 7'6" x 7'10" (2.3m x 2.4m)

The second bedroom is again a large double bedroom with built in wardrobes.

Bedroom Three 8'0" x 7'6" (2.45m x 2.3m)

The third bedroom is a single bedroom, which could also be utilised as a home office or play room. Window to the front elevation.

WC 4'4" x 2'8" (1.34m x 0.82m)

Located on the first floor, containing a WC and wash hand basin.

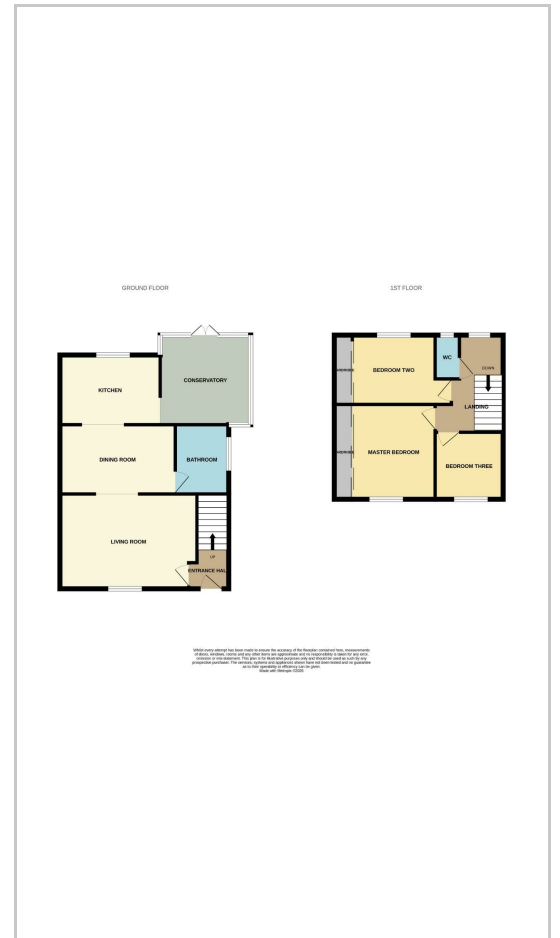
External

Externally there is a paved driveway to the front allowing off street parking. To the rear there is a low maintenance garden with paved and gravelled areas with well established perimeter borders.

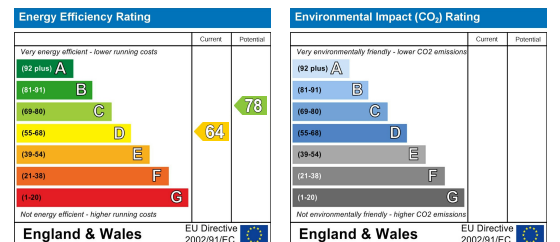
Area Map



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.