



**Front Street, West Auckland, Bishop Auckland**

DL14 9HW

**Price £360,000**



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# Front Street, West Auckland, Bishop Auckland

## DESCRIPTION

A very rare opportunity to purchase this four bedroomed, detached, dormer bungalow set within approx. 0.5 acres of beautifully kept gardens, plenty of parking with a driveway, double length garage and further garage/workshop at the rear of the garden.

Located on Front Street in West Auckland, overlooking the village green to the front, just off the A68 for commuters and a couple of doors from the Manor House hotel, gym and spa.

Perfectly situated just a short distance from both Tindale's Retail Park and the neighbouring town Bishop Auckland which allow for access to a range of facilities including healthcare services, supermarkets, high street stores, local shops, restaurants, pubs and both primary and secondary schools.

This property is of timber construction with concrete block build, has gas central heating, mechanical ventilation system and hardwood double glazing. It in brief the property comprises; an entrance hall, leading into the living room, kitchen, dining room, two bedrooms and bathroom to the ground floor. The first floor contains two further double bedrooms and bathroom. Externally this property has well maintained lawned gardens, established shrubs, paved patio areas, a good sized driveway, double length garage with electric door as well as a further detached garage/workshop to the rear of the garden.



# ROOMS

**Living Room**  
20'8" x 12'5"  
Bright and spacious living room, located to the front of the property with ample space for furniture, bay window and further window to the front elevation providing plenty of natural light.

**Dining Room**  
12'5" x 10'11"  
The second dining room provides space for a table and chairs, further furniture and sliding doors to the rear leading into the garden.

**Kitchen**  
20'2" x 11'10"  
The kitchen contains a range of wall, base and drawer units, complimenting work surfaces and tiled splashbacks. Space is available for free standing appliances, a further table and chairs and window to the rear overlooking the garden.

**Utility/Cloakroom**  
8'10" x 3'0"  
The utility room provides space for further appliances as well as a washing machine and tumble dryer. Fitted with WC and hand wash basin.

**Master Bedroom**  
12'9" x 12'5"  
The master bedroom provides space for a king sized bed, benefits from large built in wardrobes and window to the rear elevation.

**Ensuite**  
8'4" x 4'11"  
The ensuite wet room contains a shower, WC and wash hand basin.

**Bedroom Two**  
14'7" x 12'1"  
The second bedroom is another large double bedroom with ample space for further furniture and bay window to the front elevation.

**Bathroom**  
9'2" x 5'6"  
The bathroom is fitted with a large bath with shower, WC, wash hand basin and skylight.

**Bedroom Three**  
20'7" x 15'1"  
The third bedroom is located on the first floor, providing space for a double bed, built in wardrobes stretching the full length of the room with sliding doors and two skylights to the rear elevation.

**Bedroom Four**  
14'1" x 11'10"  
The fourth bedroom is another double bedroom located on the first floor with built in wardrobes stretching the full width of the room and skylight to the rear elevation.

**Bathroom**  
7'4" x 11'6"  
The bathroom contains a panelled bath, WC and wash hand basin.

**External**  
Externally this property sits within an impressive plot stretching approx. 0.5 acres of stunning lawned gardens, established shrubs, paved patio areas, good sized driveway, double length garage with electric door as well as a detached garage to the rear of the garden with mains power from house. The huge garden has lots of potential for future homeowners, there's ample space for landscaping and is perfect for growing families. There is additional access and right of way from the rear road.

**Garage**  
9'0" x 26'0"  
Sizeable garage located to the side of the property providing additional storage space.



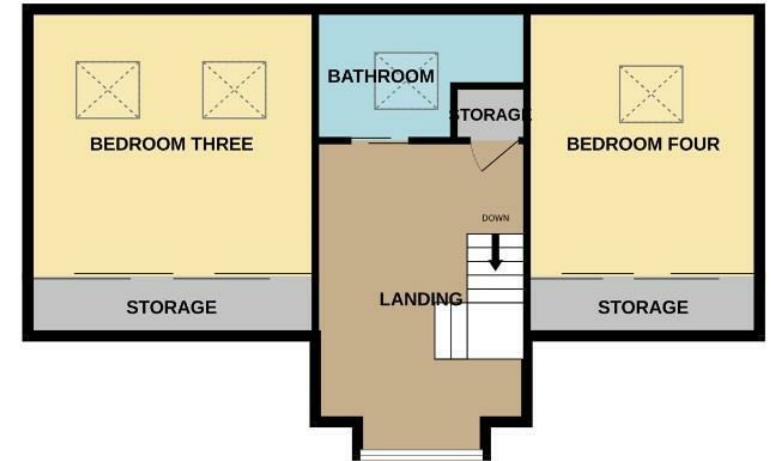




GROUND FLOOR



1ST FLOOR

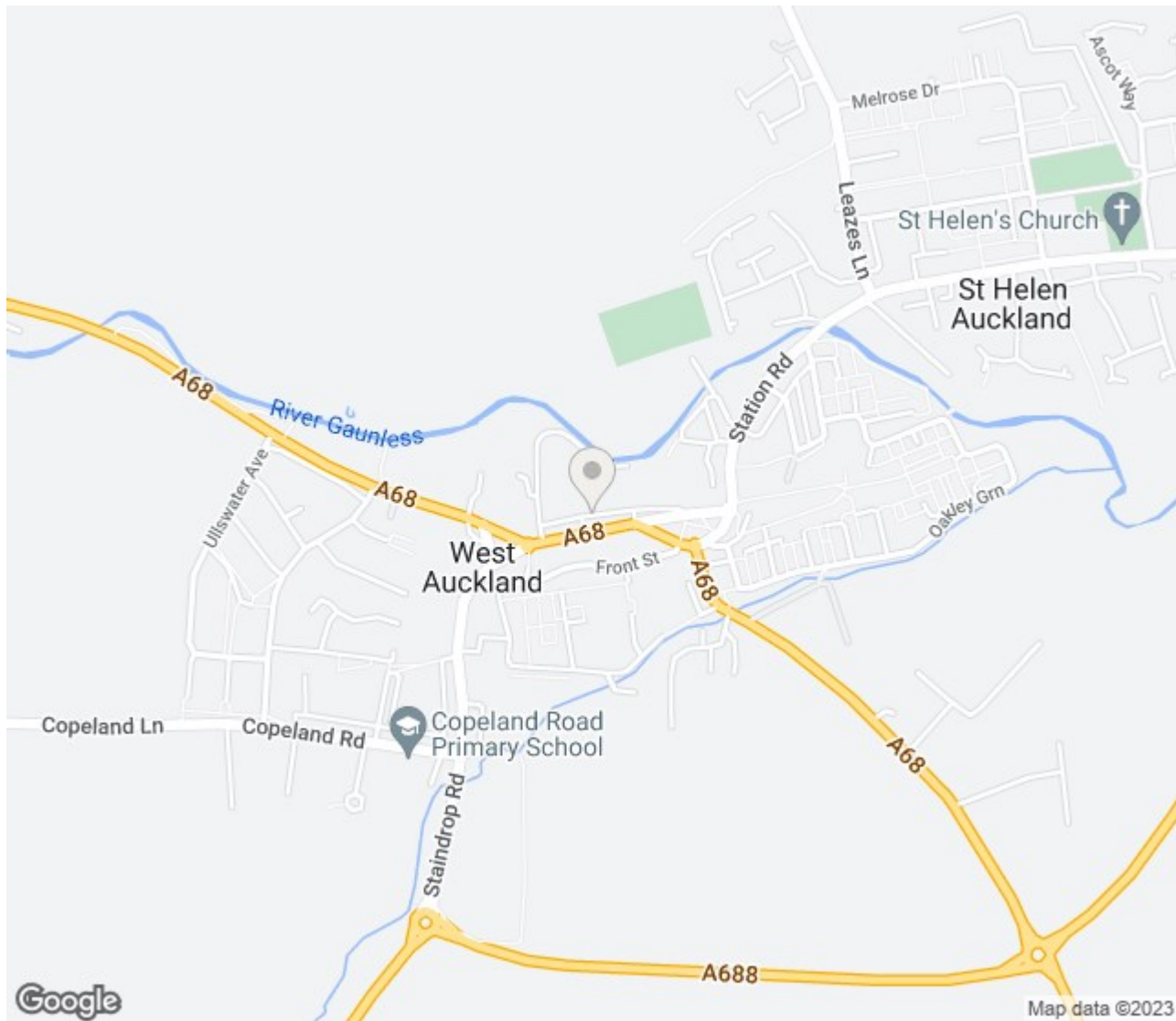


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## 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.

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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.