



Albion Terrace

Witton Park, Bishop Auckland, DL14 0EL

Offers In The Region Of £100,000



Deceptively spacious three bedroomed mid terrace family home located on Albion Terrace. The property benefits from improvements made by the current owners including a new roof, rendering and all new windows and doors along with a large split-level garden to the rear. Situated in the small village of Witton Park benefiting from local amenities such as a local shop and primary school. It is also only approximately 3.5 miles from Bishop Auckland which allows access to a wider variety of amenities such as supermarkets, secondary schools, retail stores and healthcare and recreational facilities. Great transport links are available for commuters via the train and bus station providing access to local neighbouring towns and cities such as Crook, Durham and Newcastle.

In brief, the property comprises; the living room, kitchen/dining room, utility and bathroom to the ground floor while the first floor consists of the three bedrooms. Externally, there is a walled yard to the front where on street parking is available. To the rear, there is an extensive split-level garden with patio space ideal for outdoor seating and furniture. Stairs descend to the lawned areas which have a scenic outlook over the village green.



Living Room 16'4" x 12'11" (5.0m x 3.94m)

Sizable living room located to the rear of the property with ample room for furniture, inset fireplace with space for a logburner, neutral decor and French doors leading onto the rear patio.

Kitchen 16'4" x 14'6" (5.0m x 4.43m)

The kitchen is fitted with a range of base and drawer units, complementing work surfaces, tiled splash backs, inset sink and integrated oven, hob, fridge/freezer and washing machine. Space is available for a table and chairs and further free standing appliances and furniture with feature fire surround.

Utility Room 5'8" x 5'5" (1.75m x 1.66m)

Bathroom 6'7" x 5'5" (2.02m x 1.66m)

Family bathroom fitted with a corner shower cubicle, WC and wash hand basin.

Master Bedroom 14'4" x 10'5" (4.38m x 3.2m)

The master bedroom is generously sized with plenty of space for a king-sized bed and further furniture with window to front elevation.

Bedroom Two 13'1" x 9'3" (4.0m x 2.82m)

The second bedroom is another large double room with ample space for furniture and large window to the rear elevation allows lots of natural light.

Bedroom Three 9'8" x 6'11" (2.95m x 2.12m)

A large single bedroom with neutral decor and window to the rear elevation.

External

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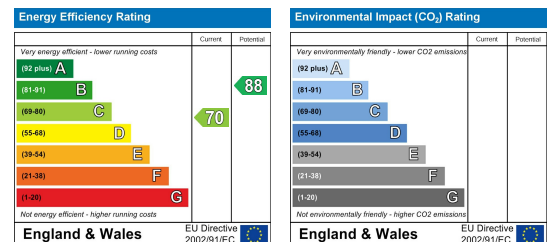
Area Map



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.