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Liddell Way Bishop Auckland, DL14 8EX

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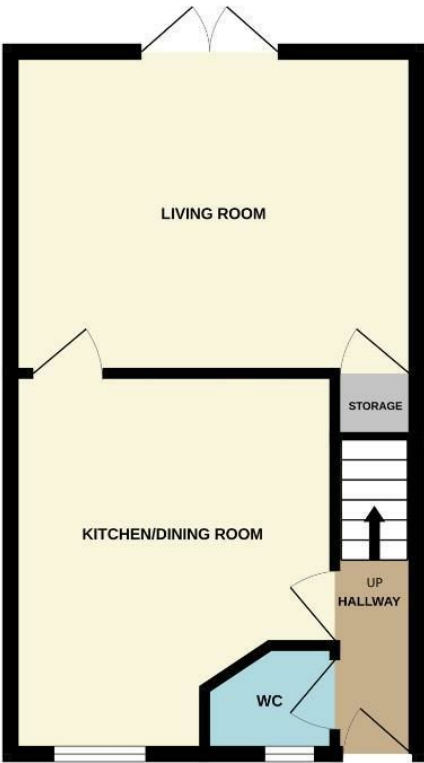
£190,000

Beautifully presented, three bedroomed end of terrace property situated on a generous corner plot on Liddell Way. Pleasantly positioned within the ever popular Bracks Farm residential development in Bishop Auckland, the property is just a short distance from a range of local amenities including; primary and secondary schools, healthcare services, supermarkets, cafes, restaurants, popular high street stores and independent businesses. There is also an extensive public transport system in the area via both bus and rail allowing access to neighbouring towns and villages, along with places further afield such as Durham, Darlington and York.

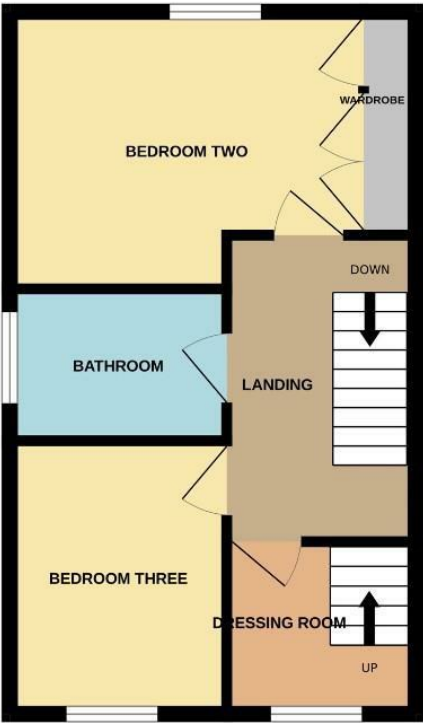
In brief, the property comprises; an entrance hall leading through into the kitchen/dining room, living room, and cloakroom to the ground floor. The first floor contains two bedrooms, family bathroom and dressing room with stairs ascending to the second floor containing the master bedroom with ensuite. Externally the property has a lawned garden to the front along with driveway and garage providing ample off street parking. To the rear of the property, there is a large enclosed garden, mainly laid to lawn along with patio area ideal for outdoor seating and furniture.

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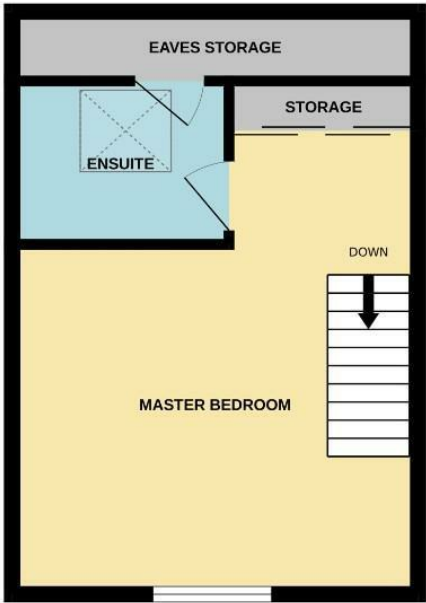
GROUND FLOOR





1ST FLOOR



2ND 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 Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
			

### Kitchen

13'8" x 11'9"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances, as well as a ample room for a dining table and chairs. Window to the front elevation.

### Living Room

14'10" x 11'5"

Bright and spacious living room located to the rear of the property offering ample space for furniture, benefiting from modern decor and French doors to the rear lead into the garden.

### Cloakroom

4'11" x 3'3"

Fitted with a WC and wash hand basin.

### Bedroom Two

12'9" x 9'6"

The second bedroom is a double bedroom, with built in wardrobes, neutral decor and window to the rear elevation allowing lots of natural light.

### Bedroom Three

10'2" x 8'0"

The third bedroom is a further double bedroom with feature panelled walls, neutral decor and window to the rear elevation.

### Dressing Room

6'6" x 6'0"

The dressing room provides additional storage and could also be used as a home office. Stairs ascend to the master bedroom.

### Bathroom

7'10" x 5'4"

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

### Master Bedroom

16'8" x 14'9"

The master bedroom is generously sized providing space for a king sized bed and further furniture benefiting from built in storage, neutral decor and window to the front elevation.

### Ensuite


7'7" x 5'10"

The ensuite is fitted with a shower cubicle, WC and wash hand basin.

### External

Externally the property has a lawned garden to the front along with driveway and garage providing ample off street parking. To the rear of the property, there is a large enclosed garden, mainly laid to lawn along with patio area ideal for outdoor seating and furniture.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
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Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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. 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.







