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Kirkham Way

Bishop Auckland, Durham, DL148SQ

Price £240,000

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Beautifully presented three bedroomed detached family home situated on Kirkham Way, Auckland Park within a quiet residential area and located ideally for amenities. Bishop Auckland's town centre is close by offering an array of local businesses, cafes, restaurants, healthcare facilities and schools and Tindale Retail Park is also nearby which has further supermarkets, popular high street stores and entertainment facilities available. There is an extensive public transport system in the area via both bus and rail, while the A689 is nearby and leads to the A1(M) both North and South leading to nearby towns, villages and places further afield, ideal for commuters.

In brief, the property comprises; an entrance hall leading into the living room, kitchen/dining room, garden room and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, two further bedrooms and family bathroom. Externally, the property is set within an enviably sized plot with a lawned garden to the front along with the large driveway providing off street parking for multiple cars and single garage which has been converted into a home gym. To the rear, there is a large, well maintained garden, mainly laid to lawn with patio space ideal for outdoor seating and furniture with pergola providing a great covered area for a hot tub.

Living Room 17'10" x 10'11" (5.46m x 3.35m)
Bright and spacious living room offering plenty of space for furniture, benefiting from neutral decor, media wall with inset electric fire large window to the front allowing lots of natural light and French doors leading into the garden room.

Garden Room 15'9" x 10'3" (4.82m x 3.14m)
The garden room is a great addition to the property creating an additional reception space with neutral decor and panoramic windows overlooking the rear garden.

Kitchen/Dining Room 16'11" x 13'5" (5.16m x 4.1m)
The modern kitchen is fitted with a range of wall, base and drawer units, complementing wood effect work surfaces, upstands and inset sink/drainer unit. Space is available for a range style cooker and additional free standing appliances while further space remains available for a dining table and chairs.

Cloakroom 5'10" x 2'11" (1.8m x 0.9m)
Ground floor cloakroom fitted with a WC and wash hand basin set within a vanity unit.

Master Bedroom 13'1" x 11'5" (4.0m x 3.5m)
Generously sized master bedroom allowing space for a king-sized bed and further furniture, benefiting from neutral decor, large window and access leading into the ensuite.

Ensuite 6'0" x 5'9" (1.85m x 1.77m)
The master bedroom ensuite is fitted with a double walk-in shower, heated towel rail, WC and wash hand basin.

Bedroom Two 11'5" x 8'6" (3.5m x 2.6m)
Another large double bedroom with plenty of space for furniture, fitted wardrobes, neutral decor and window to the front elevation.

Bedroom Three 9'0" x 8'2" (2.75m x 2.5m)
The third bedroom is another well-proportioned bedroom with fitted wardrobes, neutral decor and window to the rear.

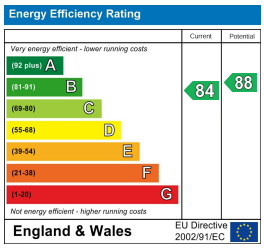
Bathroom 7'1" x 6'2" (2.17m x 1.88m)
The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin set within a vanity unit and frosted window to the rear elevation.

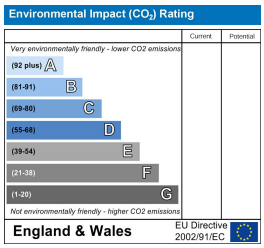
External
Externally, the property is set within an enviably sized plot with a lawned garden to the front along with the large driveway providing off street parking for multiple cars and single garage which has been converted into a home gym. To the rear, there is a large, well maintained garden, mainly laid to lawn with patio space ideal for outdoor seating and furniture with pergola providing a great covered area for a hot tub.

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.

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