



## Simpson Road

West Auckland, Bishop Auckland, DL14 9JP

Price £120,000



Three bedroomed semi detached family home located on Simpson Road, benefiting from front and rear gardens as well as a driveway, ideal for families. Tindale Retail Park is nearby and offers a range of amenities, from supermarkets to popular high street retail stores and food outlets. Bishop Auckland is located approx. 4.6 miles away and allows for access to schools, healthcare services, and further retail stores. There is an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A688 is close, leading to the A1 (M) both North and South, ideal for commuters.

In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen and conservatory to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally the property has a drive to the front allowing off street parking, whilst to the rear there is a good size lawned garden.



**Living Room 15'11" x 11'9" (4.87m x 3.6m)**  
 Bright and spacious living room, providing ample space for furniture with large window to the front elevation as well as a door to the rear leading into the conservatory.

**Dining Room 12'4" x 8'10" (3.76m x 2.7m)**  
 The dining room is another good size reception room, with space for a table and chairs further furniture and window to the front elevation.

**Kitchen 15'5" x 9'2" (4.7m x 2.8m)**  
 The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances and window to the rear elevation.

**Conservatory 14'9" x 9'2" (4.5m x 2.8m)**  
 The conservatory is a great additional space providing additional seating overlooking the garden.

**Master Bedroom 11'1" x 9'2" (3.38m x 2.8m)**  
 The master bedroom provides space for a king sized bed, with fitted wardrobes and window to the front elevation.

**Bedroom Two 11'9" x 8'11" (3.6m x 2.72)**  
 The second bedroom is a double bedroom with window to the front elevation.

**Bedroom Three 7'10" x 6'6" (2.4m x 2.0m)**  
 The third bedroom is a good size bedroom with fitted wardrobes and window the rear elevation.

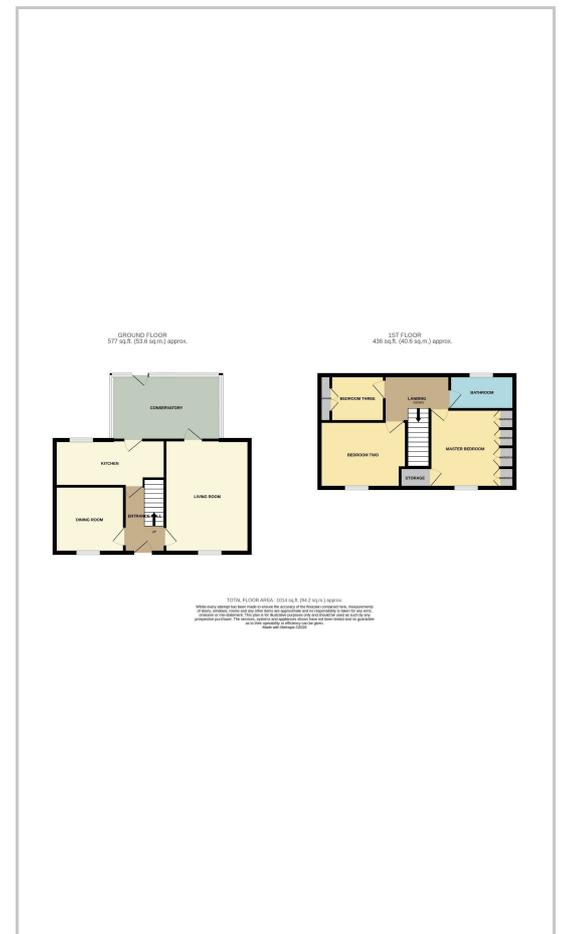
**Bathroom 8'11" x 4'9" (2.72m x 1.46m)**  
 The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin.

**External**  
 Externally the property has a drive to the front allowing off street parking, whilst to the rear there is a good size lawned garden.

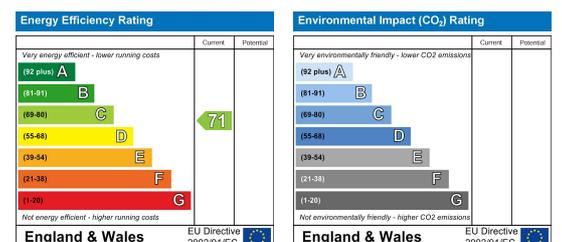
## Area Map



## 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.