

HUNTERS[®]

HERE TO GET *you* THERE



St. Andrews Road

Bishop Auckland, DL14 6RY

Price £190,000



Two bedroomed semi detached bungalow with no onward chain, situated just a short distance from local amenities such as schools, supermarkets, high street retail stores, restaurants and healthcare services. For commuters the property is nearby to the A689 and A688 which lead to the A1(M) both North and South, there is also an extensive public transport system via both bus and rail providing regular access to neighbouring towns and villages. In brief the property comprises; an entrance hall leading into the living room, kitchen, office, two double bedrooms and bathroom. Externally there is a low maintenance paved garden to the front along with a gated drive leading to the single garage. To the rear of the property there is a enclosed garden with artificial lawn, established borders and patio area ideal for outdoor furniture.



Spacious and bright living room located to the front of the property, benefiting from an electric fire, feature surround and large window to the front elevation providing plenty of natural light.

The kitchen contains a range of wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drainage unit. Benefitting from an integrated electric oven, gas hob and overhead extractor hood along with space for free standing appliances.

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

The master bedroom is a generous double bedroom with built in wardrobes and window to the rear elevation.

The second bedroom is a further double bedroom with window to the rear elevation.

Office located to the rear of the property, with access leading into the rear garden. Previously utilised as a third bedroom.

Externally the property benefits from a low maintenance garden to the front along with a large driveway leading to he single garage. To the rear of the property there is a further low maintenance garden with artificial lawn, and patio area ideal for outdoor furniture.

A map showing the location of Bamboozles Adventure World. The map features a road network with labels A689, A688, and B6282. A large orange pin marks the location of Bamboozles Adventure World, and a smaller green pin is located nearby. The map includes the Google logo and the text 'Map data ©2022'.

[illegible]

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 68 Potential: 85

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 85 Potential: 68

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.

147-149 Newgate Street, Bishop Auckland, DL14 7EN
Tel: 01388 311582 Email: bishopauckland@hunters.com <https://www.hunters.com>