



Byron Avenue, Bishop Auckland
DL14 6AP

Price £240,000



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4 Byron Avenue, Bishop Auckland

DESCRIPTION

Beautifully presented three bed roomed semi detached family home with attic room, situated on Byron Avenue, within a sought after location just a short distance from Bishop Auckland's town centre. It is within easy reach of St. Annes Primary School, as well as a range of secondary schools. This property is also close to a range of amenities

from local shops to supermarkets, retail stores and restaurants. There is an extensive public transport system in the area providing regular access to neighbouring towns and villages as well as further afield places such as Darlington and Durham. The A689 and A688 are both nearby leading to the A1(M) both North and South,

In brief the property comprises; an entrance hall leading through into the living room, dining room, large kitchen/breakfast room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further double bedrooms and the family bathroom. Staircase in the third bedroom leads up to the attic room which has been converted and could be utilised as a home office or playroom. Externally the property has a lawned garden to the front and side, along with private patio area to the rear, gated driveway and single garage.



ROOMS

Living Room 15'5" x 12'9"

Beautifully presented living room, benefiting from neutral décor, oak flooring, space for electric stove effect fire and bow window to the front elevation providing plenty of natural light.

Dining Room 14'2" x 12'9"

The dining room is another impressive sized reception room, with ample space for a dining table and chairs, further furniture, oak flooring and large window allowing plenty of natural light.

Kitchen 12'10" x 26'6"

The kitchen contains a range of wood wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drainer unit. Space is available for a range cooker, fridge/freezer, washing machine and dryer along with a built in dishwasher and microwave.

Cloakroom 7'1" x 4'1"

Cloakroom fitted with a WC and wash hand basin.

Master Bedroom 14'2" x 12'9"

The master bedroom provides space for a king sized bed, built in wardrobes and access into the ensuite.

Ensuite

Newly fitted ensuite containing a double shower cubicle with overhead rainfall shower, WC and wash hand basin.

Bedroom Two 11'11" x 10'9"

The second bedroom is another spacious double bedroom.

Bedroom Three 11'5" x 12'5"

The third bedroom is again a double bedroom with access up to the attic rooms.

Bathroom

The bathroom contains a spa bath, walk in shower cubicle, WC and wash hand basin.

Attic Rooms

11'1" x 13'9" & 12'9" x 8'10"

The attic has been converted and contains two rooms which could be used for additional storage, or use as a home office or playroom.

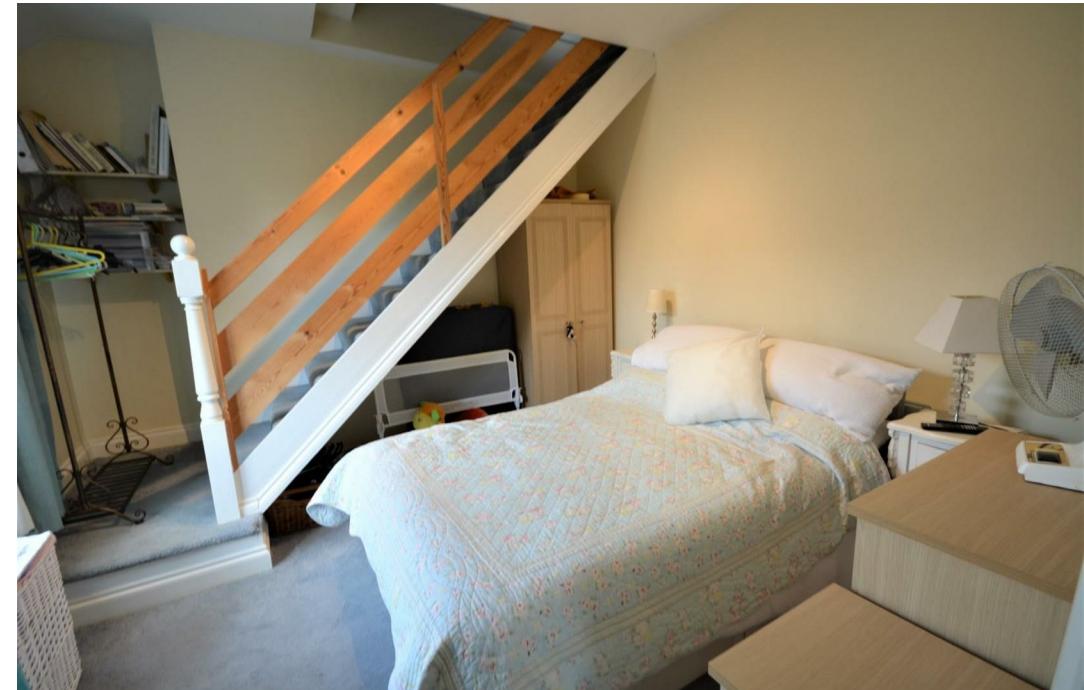
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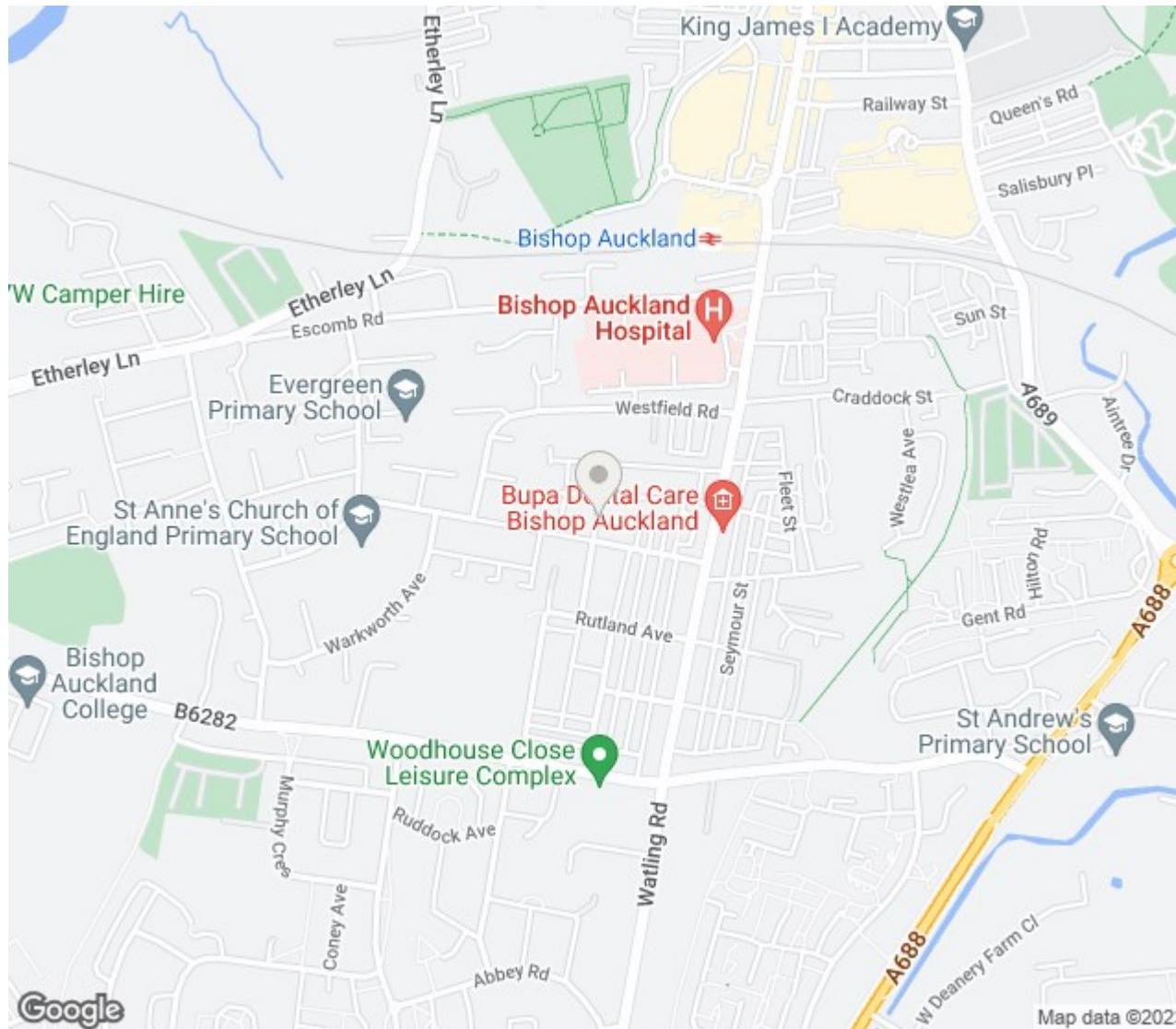
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(81-91) B		48
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.