



**Byron Avenue, Bishop Auckland**

DL14 6AP

**Price £240,000**



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# 4 Byron Avenue, Bishop Auckland

## DESCRIPTION

Beautifully presented three bedroomed 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/drain 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.

**External**  
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.





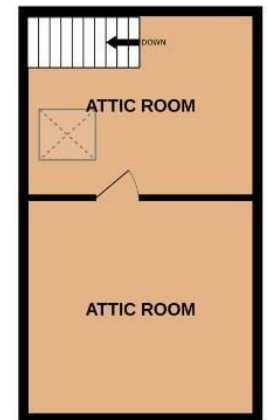
GROUND FLOOR



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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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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