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Bollihope Grove Bishop Auckland, DL14 0SA

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Price £140,000

Spacious three bedrooomed semi detached family home, located on Bollihope Grove a sought after location on the outskirts of Bishop Auckland. Situated just a short distance from both Bishop Auckland's town centre and Tindale's retail park, allows for access to a large array of amenities, including supermarkets, healthcare services, shops and also an extensive public transport system, providing for access to both the neighbouring villages as well as to further afield places including Darlington , Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

In brief the property comprises; an entrance hall leading through into the living room, kitchen and garden room to the ground floor. Whilst the first floor contains the master bedroom, two further spacious bedrooms and family bathroom. Externally the property has a lawned garden to the front along wth large driveway leading to the single garage. To the rear there is a further good size lawned garden with patio area ideal for outdoor furniture.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 working order can therefore be given.
Made with Metrolinx 2002

| Energy Efficiency 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

Kitchen

14'1" x 9'10"

The kitchen is fitted with a range of wood wall base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob and overhead extractor along with space for further free standing appliances.

Living Room

18'9" x 11'5"

Bright and spacious living room with ample space for furniture, access leading into the second reception room and French doors leading out into the garden.

Garden Room

11'8" x 11'5"

The second reception room is another good size, with ample space for furniture and bay window overlooking the garden.

Master Bedroom

11'8" x 10'9"

The master bedroom is another good size, with ample space for a king sized bed, further furniture and window to the rear elevation.

Bedroom Two

12'2" x 8'11"

The second bedroom is another spacious double bedroom with window to the front elevation.

Bedroom Three

11'5" x 8'2"

The third bedroom is a further good size bedroom which could also be utilised as a home office or play room.

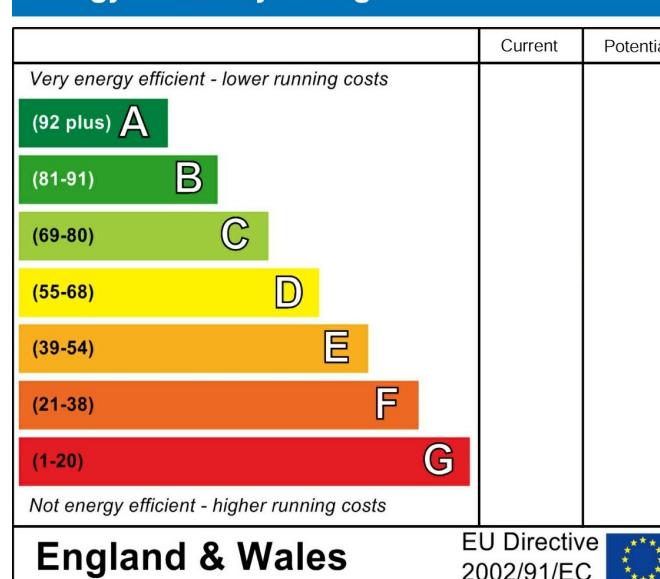
Bathroom

8'11" x 6'2"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has a lawned garden to the front along with large driveway leading to the single garage. To the rear there is a further good size lawned garden with patio area ideal for outdoor furniture.

Energy Efficiency Rating

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. 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.

