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Brancepeth Grove Bishop Auckland, DL14 6NA

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Price £180,000

Well presented three bedroomed semi detached family home offered for sale in the quiet cul de sac Brancepeth Grove, in a sought after residential area of Bishop Auckland. This spacious property has a large driveway to the front and a good sized enclosed garden to the rear, perfect for a variety of buyers. Situated in a prime position within walking distance to local amenities including highly regarded primary and secondary schools. Bishop Auckland's town centre offers access to supermarkets, high street stores, independent shops, restaurants and cafes, whilst the nearby retail park is ever expanding, with a range of popular high street shops, food outlets and a new cinema/bowling complex opening soon. There is an extensive public transport system in the area via both bus or train allows regular access to further afield places, such as; Darlington, Durham, Newcastle or York. For commuters the A688 and A689 are both close by.

In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a paved driveway to the front leading to the single garage providing off street parking. Whilst to the rear there is a well maintained garden, with patio area for outdoor furniture, lawned garden and well established borders.

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GROUND FLOOR



1ST 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 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		
England & Wales		
EU Directive 2002/91/EC		

Living Room

14'9" x 14'5"

Spacious and bright living room located to the front of the property, benefiting from neutral décor, ample space for furniture, gas fire with feature surround and large window to the front elevation.

Dining Room

10'11" x 10'11"

The dining room is another good size, with space for a table and chairs, further furniture and window to the rear elevation.

Kitchen

10'11" x 9'10"

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

Utility Room

8'6" x 8'6"

The utility room provides additional storage and space for free standing appliances.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

11'10" x 11'1" exclusive of the built in wardrobes

The master bedroom provides space for a king sized bed, built in wardrobes and window to the front elevation.

Bedroom Two

11'1" x 10'11"

The second bedroom is another generous double bedroom with built in wardrobes and window to the front elevation.

Bedroom Three

7'11" x 7'10"

The third bedroom is a single bedroom with window to the front elevation.

Bathroom

7'10" x 7'9"

Fitted with a walk in shower cubicle, bath, WC and wash hand basin. Opaque window to the rear elevation.

External

Externally the property has a large driveway to the front leading to the single garage with electric door providing off street parking. Whilst to the rear there is a well maintained garden, with patio area for outdoor furniture, lawned garden and well established borders.







