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Lambton Drive Bishop Auckland, DL14 6LF

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Price £170,000

Three bedrooomed semi detached family home located on the 'Pye Estate' in Bishop Auckland. Situated just a short distance from St. Anne's Primary School, as well as a range of secondary schools this property has easy access 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. The property is offered with no onward chain and the property can be available as sooner as a purchaser requires, subject to the solicitors/legal checks.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a garden, large driveway and garage to the front, whilst to the rear there is a large garden with artificial lawn and established perimeter 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)                                   | <b>A</b> |           |           |
| (81-91)                                     | <b>B</b> |           |           |
| (69-80)                                     | <b>C</b> |           |           |
| (55-68)                                     | <b>D</b> |           |           |
| (39-54)                                     | <b>E</b> |           |           |
| (21-38)                                     | <b>F</b> |           |           |
| (1-20)                                      | <b>G</b> |           |           |
| Not energy efficient - higher running costs |          |           |           |
| EU Directive 2002/91/EC                     |          | <b>72</b> | <b>85</b> |
| England & Wales                             |          |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current | Potential |
|---|----------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |         |           |
| (92 plus)   | <b>A</b> |         |           |
| (81-91)   | <b>B</b> |         |           |
| (69-80)   | <b>C</b> |         |           |
| (55-68)   | <b>D</b> |         |           |
| (39-54)   | <b>E</b> |         |           |
| (21-38)   | <b>F</b> |         |           |
| (1-20)  | <b>G</b> |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |         |           |
| EU Directive 2002/91/EC   |          |         |           |
| England & Wales   |          |         |           |

**Living Room**

14'7" x 10'11"

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

**Dining Room**

11'1" x 9'10"

The dining room is another good size, with space for a table and chairs, further furniture and sliding doors to the rear leading into the garden.

**Kitchen**

10'5" 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. Space is available for free standing kitchen appliances including an oven and fridge/freezer.

**Cloakroom**

4'3" x 3'3"

The cloakroom contains a WC and wash hand basin.

**Master Bedroom**

11'11" x 10'11"

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

**Bedroom Two**

11'1" x 9'10"

The second bedroom is a double bedroom, again with fitted wardrobes and window to the rear elevation.

**Bedroom Three**

7'11" x 7'10"

The third bedroom is a single room, with fitted storage cupboard and window to the front elevation.

**Bathroom**

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

**External**

Externally the property has a garden, large driveway and garage to the front, whilst to the rear there is a large garden with artificial lawn and established perimeter borders.

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.







