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6 Maling Close, Bishop Auckland, DL14 8EU

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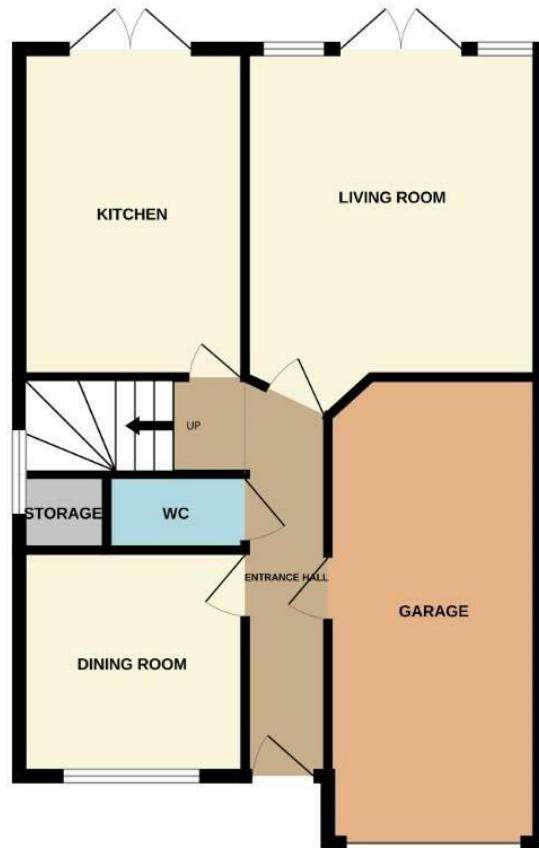
Price £230,000

Spacious four bedrooomed, detached family home located on Maling Close. Pleasantly positioned within the ever popular Bracks Farm residential development in Bishop Auckland, the property is just a short distance from a range of local amenities including; primary and secondary schools, supermarkets, cafes, restaurants, popular high street stores and independent stores. There is also an extensive public transport system in the area via both bus and rail allowing access to neighbouring towns and cities such as Durham, Darlington and York.

In brief, the property comprises; an entrance hall leading through into the living room, kitchen, dining room, cloakroom and internal access into the garage. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally the property has a double driveway and single garage to the front providing ample off street parking. To the rear of the property there is a large enclosed garden, mainly laid to lawn with patio area ideal for outdoor seating and furniture.

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GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 sq.m.) approx.

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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Not energy efficient - higher running costs

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	94
(81-91)	B	(81-91)	84
(69-80)	C	(69-80)	
(55-68)	D	(55-68)	
(39-54)	E	(39-54)	
(21-38)	F	(21-38)	
(1-20)	G	(1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Living Room

15'7" x 11'11"

Bright and spacious living room located to the rear of the property, benefiting from neutral decor, ample space for furniture and French doors to the rear leading into the rear garden.

Kitchen

13'11" x 9'2"

The kitchen contains a range of modern wall, base and drawer units, complementing wood-effect work surfaces, splash backs and sink/drainer unit. Benefiting from integrated appliances including an electric oven, gas hob, fridge/freezer, dishwasher and washing machine. Space is available for a dining table and chairs, while French doors to the rear lead into the garden.

Dining Room

11'11" x 9'4"

The dining room is another good size reception room located to the front of the property, with space for a dining table and chairs, further furniture and benefits from a built in storage cupboard.

Master Bedroom

14'2" x 12'6"

The generously sized master bedroom provides space for a king sized bed and further furniture, benefiting from neutral decor, large window to the rear elevation and access leads into the ensuite

Ensuite

7'6" x 4'9"

The ensuite contains a single shower cubicle, WC and wash hand basin.

Bedroom Two

10'5" x 7'10"

The second bedroom is another well-proportioned double bedroom with plenty of space for furniture, neutral decor and window to the front elevation.

Bedroom Three

14'4" x 8'7"

The third bedroom is a large double room with neutral decor and window to the rear elevation.

Bedroom Four

12'2" x 9'4"

The fourth bedroom is a double bedroom with neutral decor and window to the front elevation.

Bathroom

7'6" x 6'6"

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

Garage

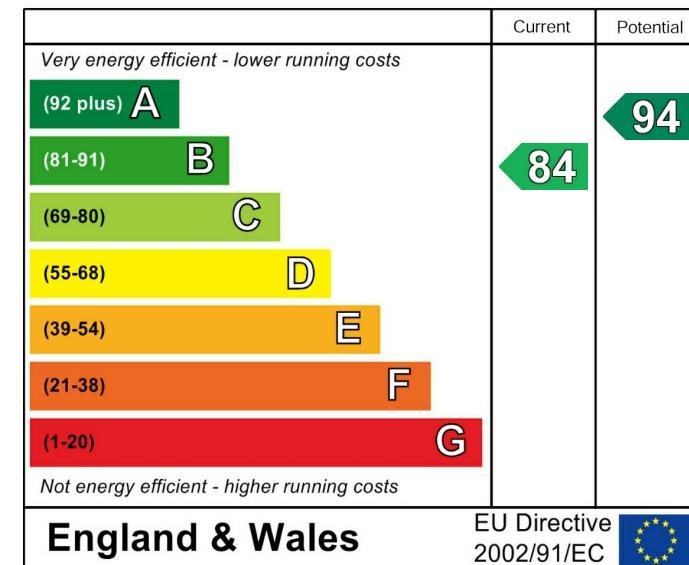
16'8" x 11'10"

Single garage with up and over door.

External

Externally the property has a double driveway and single garage to the front providing ample off street parking. To the rear of the property there is a large enclosed garden, mainly laid to lawn with patio area ideal for outdoor seating and furniture.

Energy Efficiency Rating



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. 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.

