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Lambton Drive Bishop Auckland, DL14 6LG

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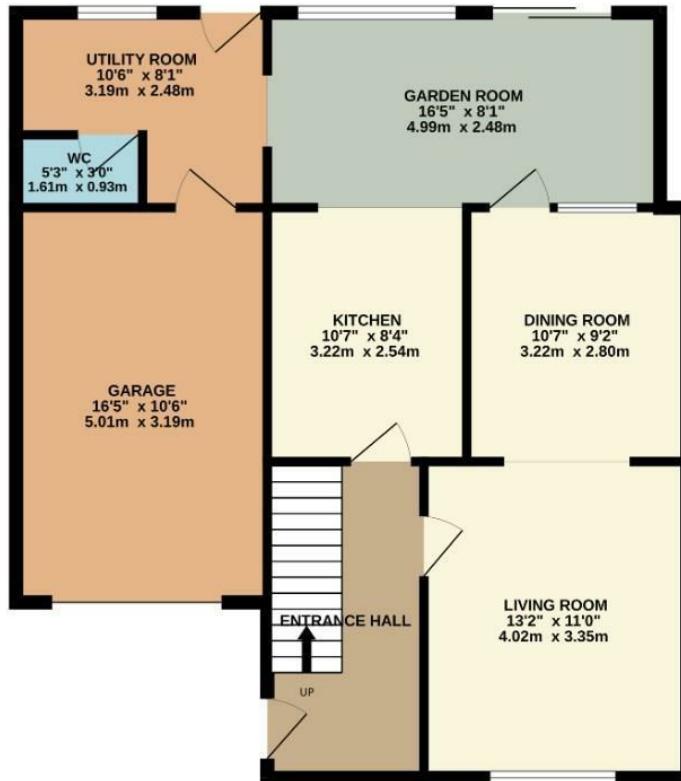
Offers In Excess Of £160,000

Four bedrooomed semi detached family home, offered for sale with no onward chain. Located on the 'Pye Estate' in Bishop Auckland the property is 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.

In brief the property comprises; the entrance hall leading through into the living room, dining room, kitchen/breakfast room, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, three further bedrooms and family bathroom. Externally the property has a paved driveway and garage to the front providing off street parking, whilst to the side and rear there is a well maintained lawned garden with well established perimeter borders.

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GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq.ft. (129.6 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

### **Living Room**

Bright and spacious living room, located to the front of the property with ample space for furniture and large window providing lots of natural light.

### **Dining Room**

The dining room is another good size reception room with space for a table and chairs along with further free standing furniture,

### **Kitchen**

The kitchen is fitted with a range of wood wall, base and drawer units, complementing work surfaces, tiled splash backs. Space is available for free standing appliances and a kitchen table and chairs.

### **Utility Room**

Providing additional storage along with space for a free standing washing machine.

### **Cloakroom**

Fitted with a WC.

### **Master Bedroom**

The master bedroom provides space for a king sized bed, further furniture and dual aspect windows providing lots of natural light.

### **Bedroom Two**

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

### **Bedroom Three**

A third double bedroom with built in storage cupboard and window to the rear elevation.

### **Bedroom Four**

The fourth bedroom is a single bedroom with window to the side elevation.

### **Bathroom**

The bathroom is fitted with a panelled bath, separate shower, WC and wash hand basin.

### **External**

Externally the property has a paved driveway and garage to the front providing off street parking, whilst to the side and rear there is a well maintained lawned garden with well 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.



