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Riverside South Church, Bishop Auckland, DL14 6XT

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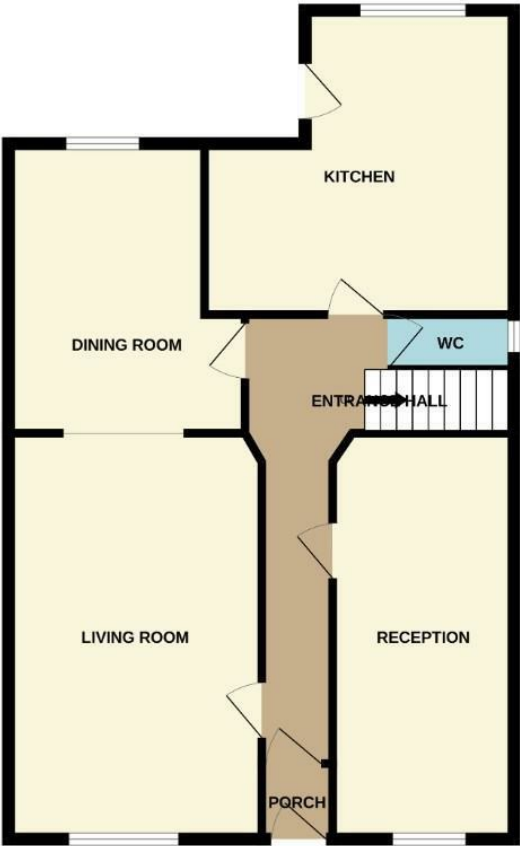
Offers In Excess Of £280,000

Immaculately presented four bedroomed detached family home, set within an elevated position within Riverside, set on an approx 1/3 acre plot. Built in 1995 by Mclean homes, this modern family home is only approx. 1 mile away from Bishop Auckland's town centre, providing access to a wide range of amenities, including supermarkets, restaurants, healthcare services and both primary and secondary schools. There is also an extensive public transport system which provides access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters, both the A688 and the A689 which lead to the A1 (M) both North and South are easily accessible.

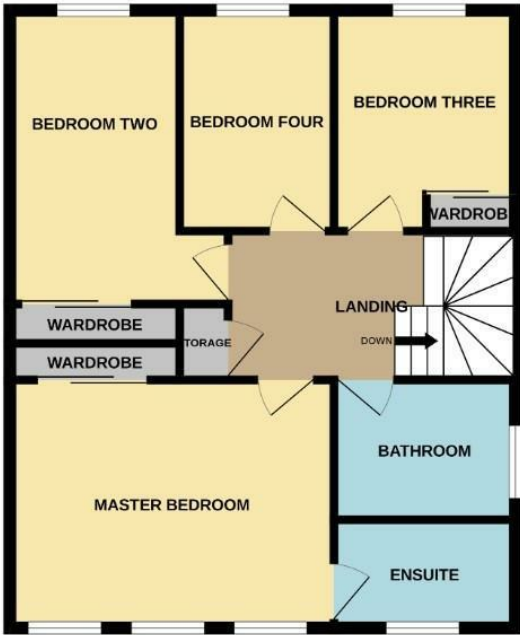
In brief the property comprises; a bright and welcoming entrance hall which leads through into the living room, dining room, additional reception room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally the property has a lawned garden to the front with double driveway providing ample off street parking. To the rear of the property there is a patio area ideal for outdoor furniture, with steps leading up to a lawned garden and additional land to the rear, which is approx. 1/4 acre and has gated access from Bone Mill Bank

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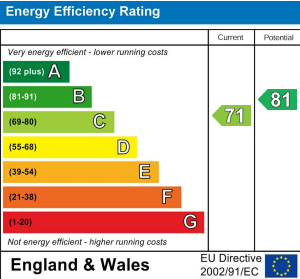
GROUND FLOOR



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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Entrance Hall

Bright and airy entrance hall with neutral decor, Karndean flooring and access into the principle reception rooms.

Living Room

19'8" x 11'5"

The living room is a great size, with ample space for furniture, neutral decor, multi fuel stove and large window to the front elevation.

Dining Room

11'9" x 8'10"

The dining room provides space for a table and chairs, further furniture, Karndean flooring and window to the rear elevation.

Reception Room

16'8" x 8'2"

The current owners have converted the garage providing an additional reception room which could be utilised as a home office, games room or playroom. Window to the front elevation.

Kitchen

13'7" x 9'4"

The kitchen is fitted with a range of solid wood wall, base and drawer units, complementary work surfaces, tiled splash backs and sink/drain unit. Space is available for a range cooker and further freestanding appliances.

Cloakroom

6'10" x 3'3"

Fitted with a WC and wash hand basin.

Master Bedroom

15'11" x 10'9"

The master bedroom provides space for a king size bed, further furniture, built in wardrobes and access into the en-suite. Three windows to the front elevation.

Ensuite

8'2" x 5'6"

The ensuite contains a double shower cubicle, WC and wash hand basin. Opaque window to the front elevation.

Bedroom Two

13'1" x 8'2"

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

Bedroom Three

10'2" x 7'0"

The third bedroom is a further double bedroom with window to the rear elevation.

Bedroom Four

10'4" x 8'11"

The fourth bedroom is a good size with window to the rear elevation.

Bathroom

8'2" x 5'6"

The bathroom contains a panelled bath, corner shower cubicle, WC and wash hand basin.

External

Externally the property has a lawned garden to the front with double driveway providing ample off street parking. To the rear of the property there is a patio area ideal for outdoor furniture, with steps leading up to a lawned garden and additional land to the rear, which is approx. 1/4 acre and has gated access from Bone Mill Bank

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.



