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# Aclet Close, Bishop Auckland

Price £110,000



Spacious three bed roomed semi detached family home offered for sale with no onward chain. Pleasantly positioned within a generous plot, located on Aclet Close in Bishop Auckland. Complete with good sized front and rear gardens, large gated driveway for off street parking and fitted with Solar Panels. Only a short distance from the town centre as well as Tindale's retail park, allowing for access to an array of amenities including; supermarkets, healthcare services, retail stores, restaurants, local and high street shops as well as the extensive public transport system, which allows for access to both the neighbouring villages as well as to further afield places including Darlington, Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen and cloakroom to the ground floor. Whilst the first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a lawned garden to the front along with a gated driveway providing ample off street parking. To the rear there is a further good size garden, mainly laid to lawn along with patio area ideal for outdoor furniture.

# Rooms

## Living Room

13'9" x 11'5"

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

## Dining Room

10'4" x 10'2"

The dining room is open plan leading on from the living room, providing space for a dining table and chairs, further furniture and sliding doors to the rear overlooking the garden.

## Kitchen

12'9" x 11'7"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Space is available for free standing kitchen appliances.

## Cloakroom

3'11" x 2'7"

Fitted with a WC and wash hand basin.

## Master Bedroom

13'1" x 11'5"

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

## Bedroom Two

13'1" x 11'5"

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

## Bedroom Three

9'2" x 7'10"

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

## Bathroom

8'2" x 5'6"

The bathroom is fitted with a WC, wash hand basin and double walk in shower cubicle. Opaque window to the rear elevation.

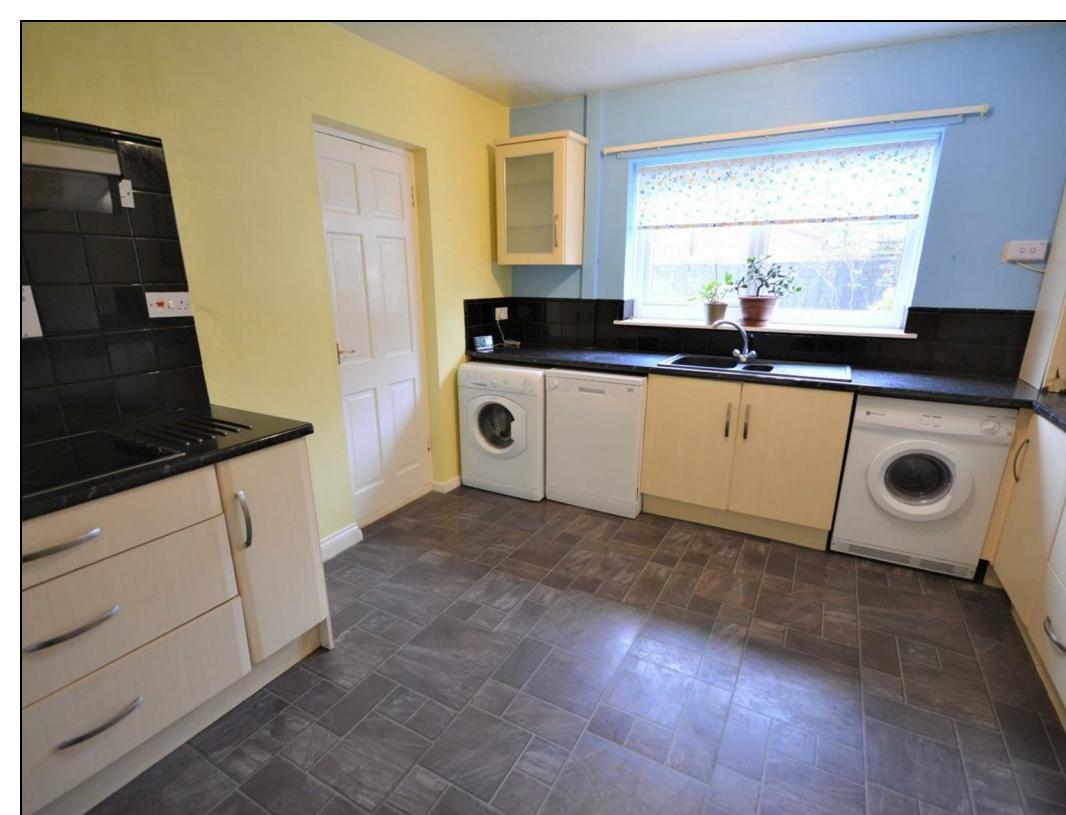
## External

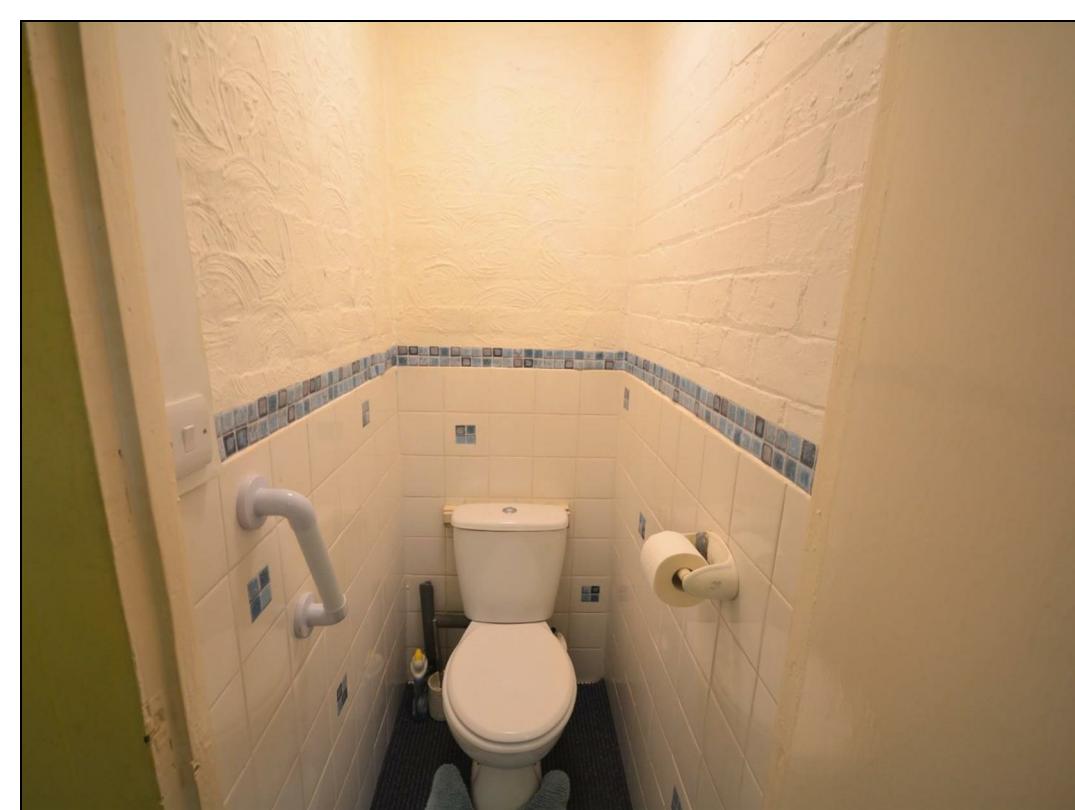
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## KEY FEATURES

- THREE BEDROOMS
- SEMI DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE GATED DRIVEWAY
- FRONT AND REAR GARDENS
- SOLAR PANELS
- EPC GRADE D







## GROUND FLOOR

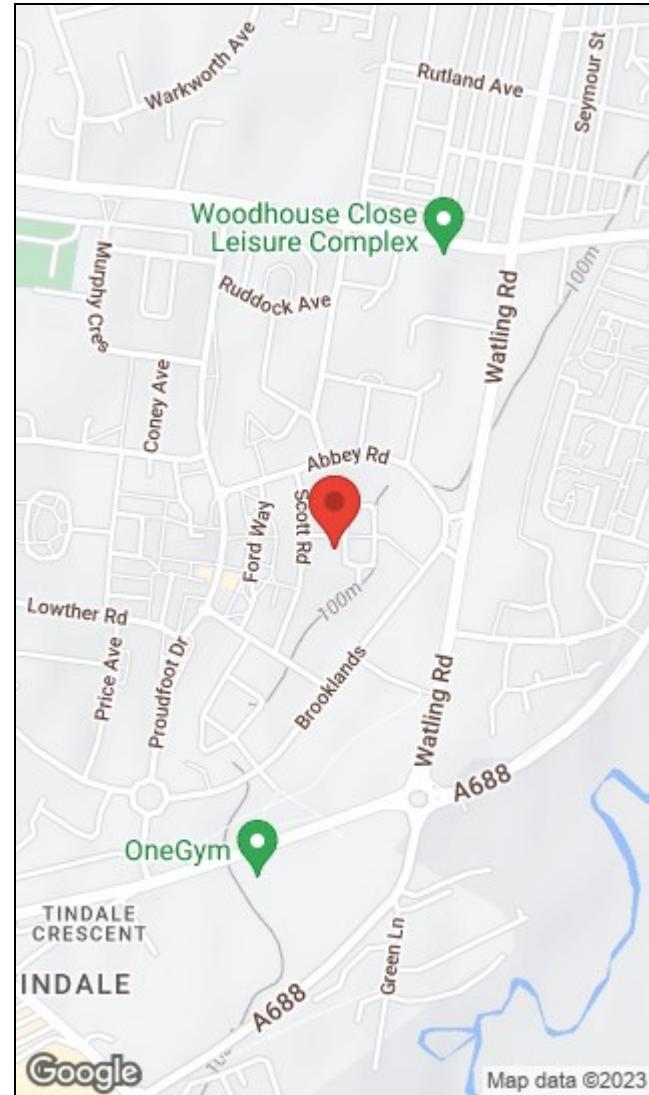


## 1ST FLOOR



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

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