



HUNTERS[®]
HERE TO GET *you* THERE

1 Wood Square, Bishop Auckland, DL14 6QQ

1 Wood Square, Bishop Auckland, DL14 6QQ

Price £110,000

Three bedroomed semi detached family home located on Wood Square in Bishop Auckland. A short distance from the town centre, which allows for access to an large array of amenities, including supermarkets, healthcare services, shops and also an 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. This property is also approx. 0.9miles from the ever expanding Tindale Retail Park, which boasts a large range of supermarkets, retail stores and cafes.

In brief the property comprises; an entrance hall leading into the living room, kitchen, utility area and WC to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom to the first floor. To the front of the property there is a garden and large driveway to the side. To the rear of the property there is a large enclosed garden with lawned area along with raised decking ideal for outdoor furniture.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

A floor plan of a house with the following rooms and features:

- UTILITY ROOM**: Located in the top left corner, colored orange.
- KITCHEN**: Located in the top middle, colored yellow.
- WC**: Located in the bottom middle, colored light blue.
- ENTRANCE HALL**: Located at the bottom left, colored white.
- LIVING ROOM**: Located on the right side, colored yellow.

Additional features include a staircase labeled "UP" with an arrow pointing left, and several doors indicated by white lines with arcs. A window is shown in the top right wall of the living room.

The floor plan shows a rectangular layout. On the left side, there is a staircase labeled 'LANDING DOWN' with an arrow pointing downwards. To the right of the stairs is a small grey rectangular area labeled 'STORAGE'. Further right is a light blue rectangular area labeled 'BATHROOM'. The top half of the plan is divided into two large yellow rectangular areas: 'BEDROOM TWO' on the left and 'MASTER BEDROOM' on the right. The bottom half is divided into two yellow rectangular areas: 'BEDROOM THREE' on the left and an unlabeled area on the right. A central hallway, colored light brown, runs vertically through the middle of the plan, connecting the bedrooms and the bathroom. The entire plan is enclosed by a thick black border.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	82
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Living Room/Dining Room

19'8" x 10'4"

Bright and spacious reception room, with neutral decor, ample space for living room and dining room furniture and dual aspect windows providing lots of natural light.

Kitchen

13'9" x 9'6"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances and window to the rear overlooking the garden.

Utility Room

7'2" x 4'11"

The utility room provides additional storage space and room for further appliances.

WC

5'6" x 2'7"

Fitted with a WC.

Master Bedroom

12'11" x 10'4"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

7'2" x 9'6"

The second bedroom is another good size double bedroom.

Bedroom Three

10'5" x 6'6"

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

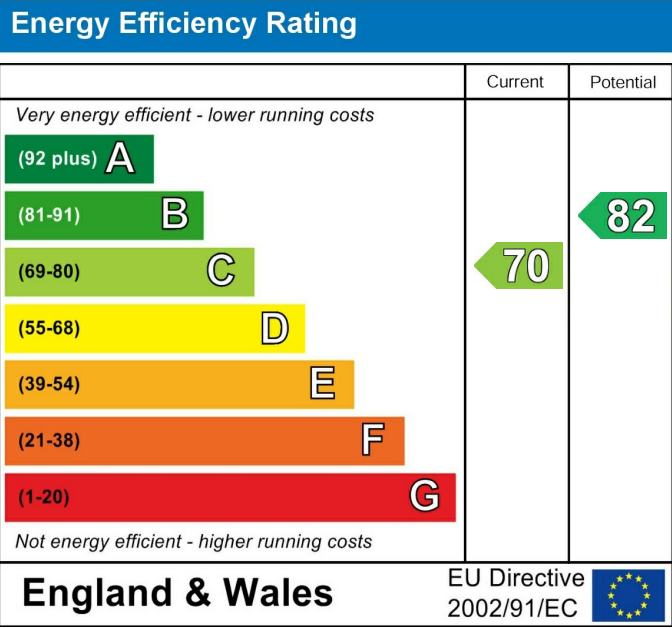
Bathroom

4'11" x 6'1"

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

External

To the front of the property there is a garden and large driveway to the side. To the rear of the property there is a large enclosed garden with lawned area along with raised decking ideal for outdoor furniture.



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.









