



## Scott Road

Bishop Auckland, DL14 6PU

£750 Per Month



Spacious and well presented three bedroom family home offered to the market to let. Situated on Scott Road, the property is pleasantly positioned just a short distance from Bishop Auckland town centre and the ever expanding Tindale Crescent Retail Park, this property is in an ideal location, surrounded by local amenities including supermarkets, cafes, restaurants primary and secondary schools, hospital and local businesses. The town has an extensive transport system via both bus and rail, providing regular access to neighbouring towns and villages. The A688 is close by for commuters.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen and conservatory to the ground floor. The first floor consists of the master bedroom, two further bedrooms, family bathroom and separate WC. Externally to the front, there is a low maintenance gravelled garden along with a double length driveway offering ample parking. To the rear, there is a superb enclosed garden mainly laid to lawn featuring a decked area with roofed pergola providing a great outdoor seating and hosting space, perimeter planters hosting established trees, bushes and shrubbery, gravelled space perfect for children's play equipment and wooden storage shed.



### Living Room

Bright and spacious living room located to the rear of the property offering plenty of room for furniture and featuring feature fire surround, neutral decor and French doors leading into the conservatory.

### Dining Room

Another well-proportioned reception room with ample space for a table, chairs and further furniture and large windows to the front elevation allow lots of natural light.

### Kitchen

Modern kitchen fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and inset sink along with integrated induction hob with overhead extractor hood and oven with separate grill. Space is available for further free standing appliances including an American style fridge-freezer with patio door leading into the rear garden.

### Conservatory

The conservatory offers additional reception space overlooking the rear garden.

### Master Bedroom

Generously sized master bedroom with space for a king-sized bed and further furniture with fitted wardrobes, modern decor and window to the rear elevation.

### Bedroom Two

The second bedroom is another large double bedroom with ample room for furniture and window to the front elevation.

### Bedroom Three

The third bedroom is a single room which could also be utilised as a home office or dressing room with neutral decor and window to the front elevation.

### Bathroom

Modern family bathroom fitted with a double walk in shower and wash hand basin set within a vanity unit.

### WC

Separate WC.

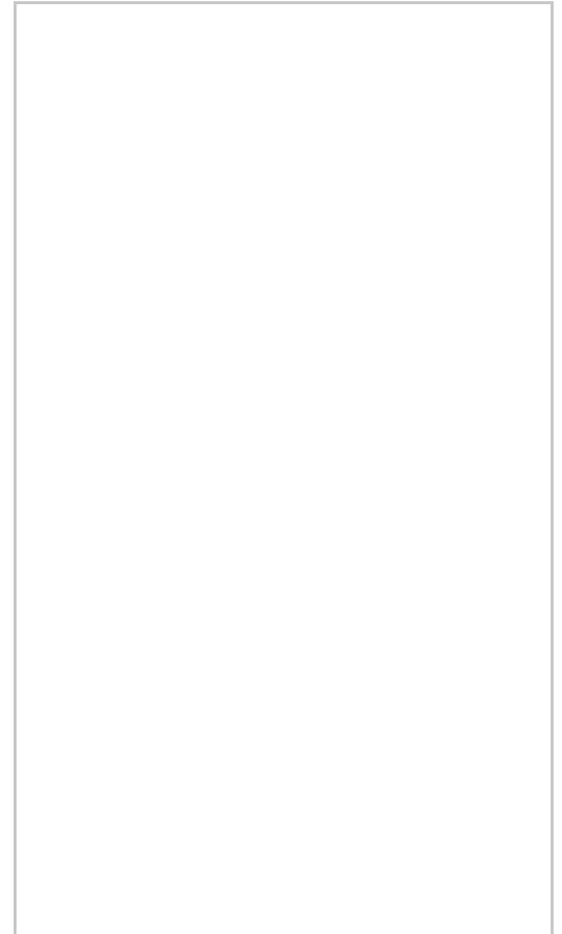
### External

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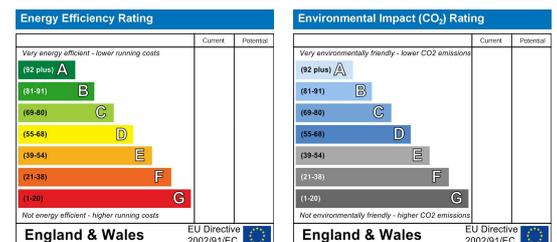
### Area Map



### Floor Plans



### Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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