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**Brinkburn Close, Bishop Auckland | Offers Over £150,000**  
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### 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.

**Well presented two bedroomed semi detached bungalow in Brinkburn Close, offered for sale with no onward chain. This spacious bungalow has plenty of parking, a large gated driveway to the side and leading on to the low maintenance rear garden. Positioned within the sought after residential area Etherley Dene on the outskirts of Bishop Auckland and just a short distance away from both the town centre as well as Tindale's retail park, both offering access to amenities including supermarkets, high street shops, retail stores, cafes, schools and restaurants. There is a regular bus service in the area and the A689 is close by leading to the A1(M).**

**In brief this property comprises; an entrance hall, kitchen, large living room, two good sized bedrooms and the bathroom. To the front is the small well maintained garden, to the side is the large gated driveway leading on to the rear low maintenance garden which is mainly paved with established shrubs and ample space for outdoor furniture.**

Living Room  
11'10" x 16'4"

The main reception room is naturally bright and a great size, window to the front and ample space for furniture.

Kitchen  
7'4" x 11'0"

Kitchen fitted with a range of wall, drawer and base units, complementing work surfaces and with space for appliances including, a cooker, fridge, freezer, washing machine and tumble drier.

Master Bedroom  
9'0" x 12'9"

The master bedroom is a spacious double with ample space for wardrobes and window overlooking the garden.

Bedroom Two  
10'3" x 8'3"

A generous double bedroom with ample space for furniture.

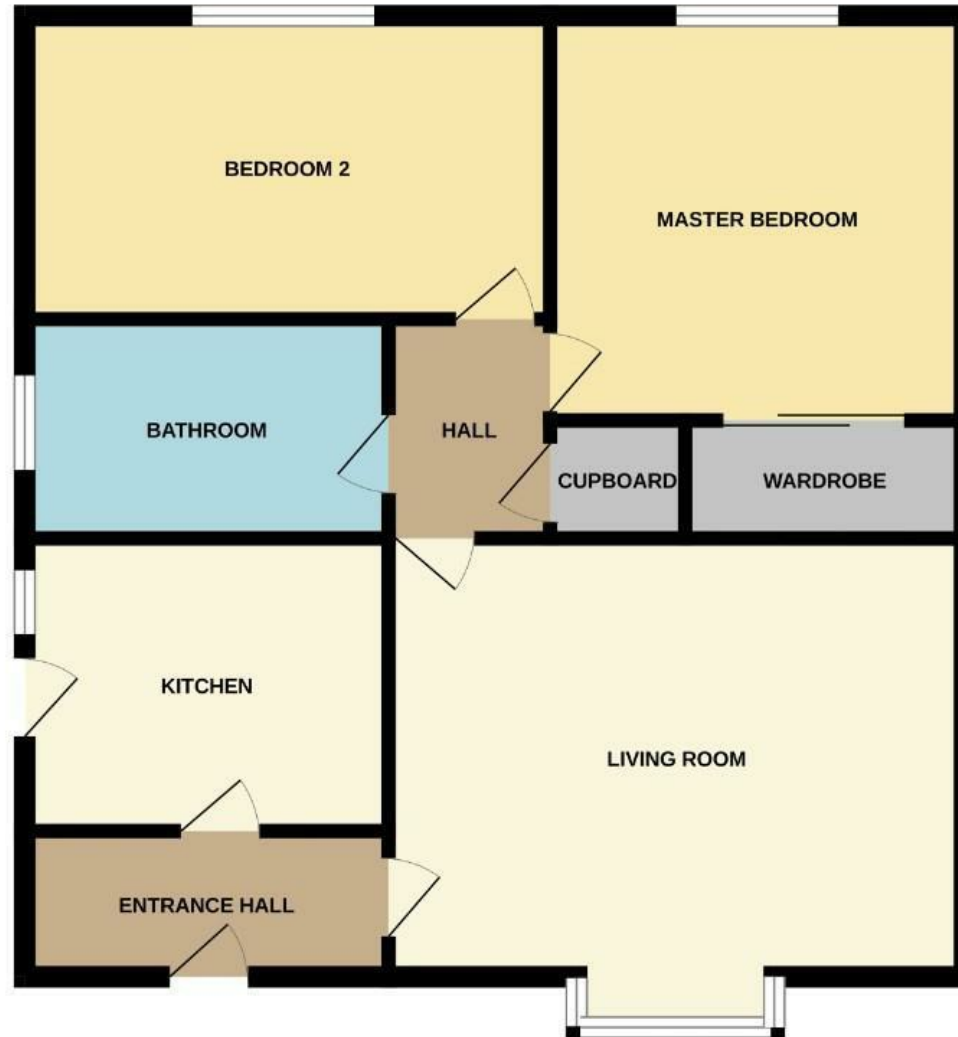
Bathroom  
6'6" x 6'5"

Fitted with a low level WC, wash hand basin and panelled bath with overhead shower.

External

Externally this property has a large gated driveway providing ample off street parking, to the rear is the low maintenance mainly paved garden.

## GROUND FLOOR



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.

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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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