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St. Catherines Way Bishop Auckland, DL14 6DE

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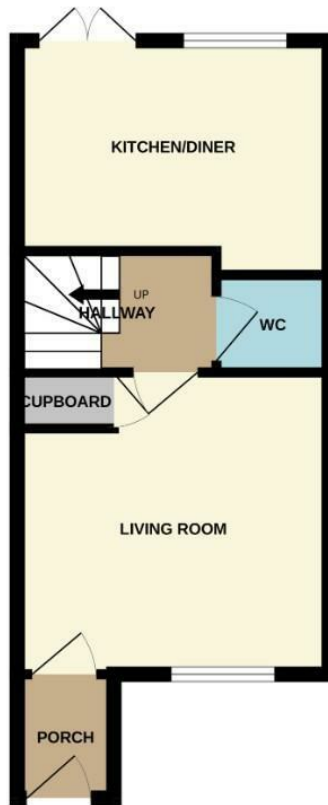
Price £132,500

This three bedroomed semi detached townhouse has been finished to a high standard throughout by the current owner. Located on St. Catherine's Way, a popular area on the outskirts of in Bishop Auckland. The property is ideal for first time buyers, couples and families alike situated within walking distance of Bishop Auckland's town centre, allowing easy access to amenities such as healthcare services, supermarkets, shops and both primary and secondary schools. Ideal for commuters, just off the A688 allowing for access to the A1 (M) for travel both North and South, there is also an extensive public transport system, allowing for access to both the neighbouring towns and villages as well as to further afield such as Darlington, Durham, Newcastle and York. It is also approx. 1.7 miles from the ever expanding Tindale Retail Park, which boasts a large array of popular high street stores, restaurants and supermarkets.

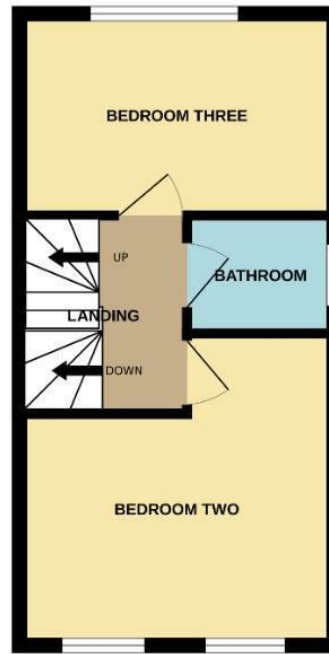
In brief, this property comprises; an entrance porch leading into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains two bedrooms and the family bathroom. Stairs lead to the second floor containing the master bedroom and walk in wardrobe. Externally the property has an enclosed split level garden, with patio area ideal outdoor furniture as well as a lawned area, To the front of the property, there is a driveway providing off street parking.

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GROUND FLOOR



1ST FLOOR



2ND 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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

### Living Room

14'7" x 11'11"

Spacious and bright living room located to the front of the property, benefiting from neutral decor, ample space for furniture and window to the front elevation.

### Kitchen

11'9" x 7'10"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor as well as space for further free standing appliances. Space is also available for a dining table and chairs, and French doors leading into the garden.

### Cloakroom

4'5" x 3'10"

Fitted with a WC and wash hand basin.

### Master Bedroom

13'1" x 8'5"

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

### Dressing Room

10'11" x 4'9"

Walk in wardrobe/dressing room with skylight to the rear elevation.

### Bedroom Two

11'11" x 8'8"

The second bedroom is a large double bedroom with window to the front elevation.

### Bedroom Three

12'0" x 7'11"

The third bedroom is another good size with window to the rear elevation.

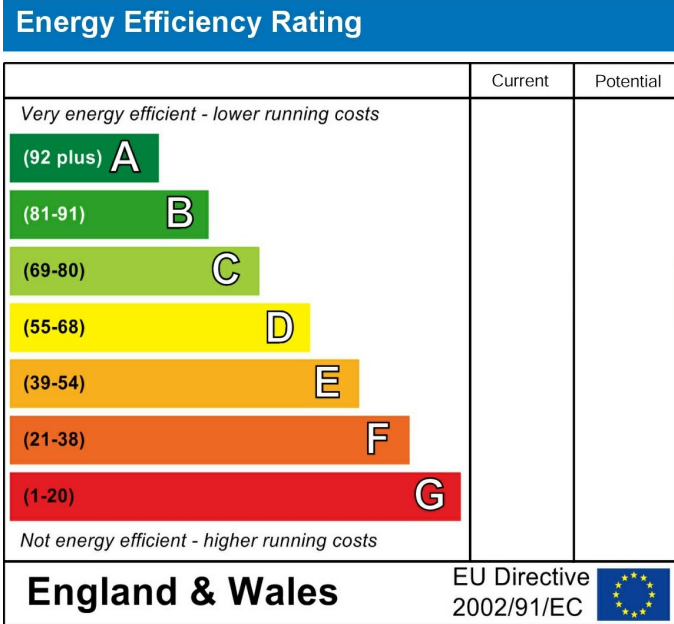
### Bathroom

7'5" x 5'6"

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin. Opaque window to the side elevation.

### External

Externally the property has an enclosed split level garden, with patio area ideal outdoor furniture as well as a lawned area, To the front of the property there is a driveway providing off street parking.



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.



