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**Springbank Road, Newfield, Bishop Auckland**

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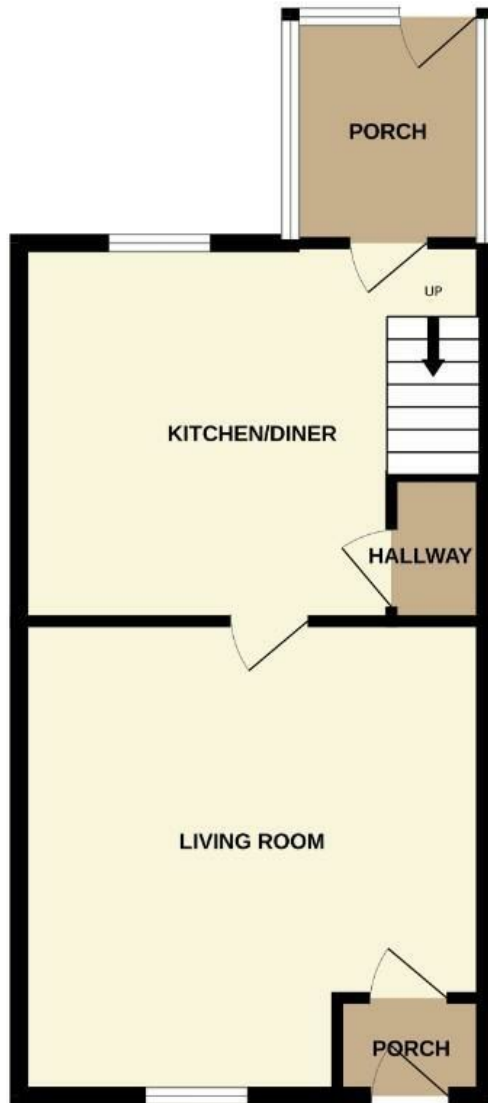
Price £60,000

Generous two bedroomed terraced property offered for sale on Springbank Road in Newfield. Pleasantly positioned in a quiet village location surrounded by countryside and public walks perfect for a range of buyers. Located only approx. 3.3 miles from Bishop Auckland and 5.4 miles from Spennymoor offer access to schools, supermarkets, retail stores, restaurants and local shops. The A688 is close by for commuters and Tindale's ever expanding retail park is approx. 6 miles away and offers popular high street stores, retail shops, food outlets and the new cinema/bowling and shopping complex opening in summer 2024.

In brief this property comprises; living room, kitchen/diner and rear porch whilst the first floor accommodates the two generous double bedrooms and the modern bathroom. Externally to the front is an enclosed garden whilst to the rear is the yard with space for outdoor furniture.

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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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(61-81) <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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Living Room**

15'5" x 15'1"

Spacious main reception room with window to the front and plenty of space for furniture.

**Kitchen/Diner**

12'3" x 15'1"

Kitchen fitted with a range of wall, drawer and base units, complementing work surfaces, integrated appliances include a fridge, freezer, dishwasher and washing machine, whilst there's also space for a kitchen table with chairs.

**Rear Porch**

6'3" x 7'4"

Rear porch leading out to the yard and providing additional space for storage.

**Master Bedroom**

12'9" x 15'1"

A generous double size with fitted wardrobes for storage and plenty of space for furniture.

**Bedroom Two**

15'5" x 8'9"

The second bedroom is another good sized double with window to rear.

**Bathroom**

6'10" x 7'10"

Modern bathroom fitted with a low level WC, wash hand basin and panelled bath with overhead shower.

**External**

Externally the property has a front gravelled garden whilst to the rear is an enclosed yard with space for outdoor furniture.





