



HUNTERS®

HERE TO GET *you* THERE

Escomb Road Bishop Auckland, DL14 6TZ

Escomb Road Bishop Auckland, DL14 6TZ

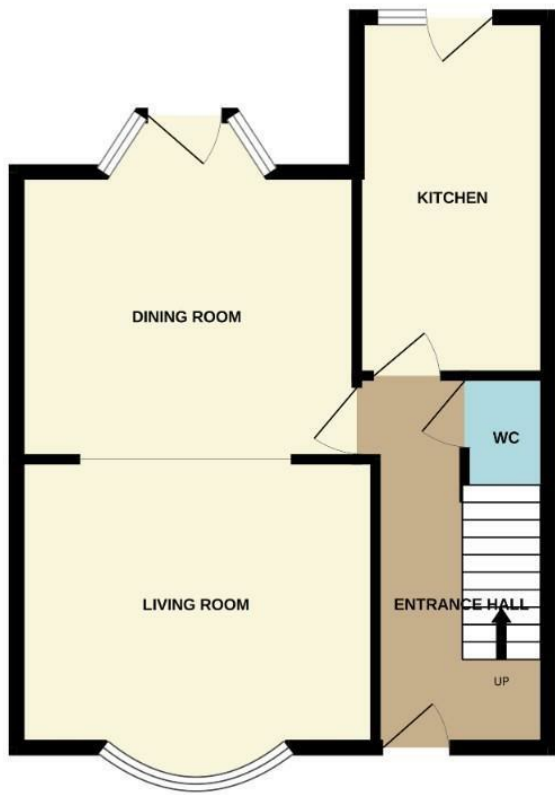
Price £160,000

Spacious three bedroomed semi detached family home located on Escomb Road in Bishop Auckland. This property had no onward chain, is in a sought after location and benefits from front and rear gardens, a garage and large driveway. Situated just a short distance from local amenities such as both primary and secondary schools, this property is also near to the town centre which offers a further array of facilities from supermarkets to popular high street retail stores and restaurants. There is an extensive public transport system in the area whilst the A689 is nearby leading to the A1(M) both North and South, ideal for commuters.

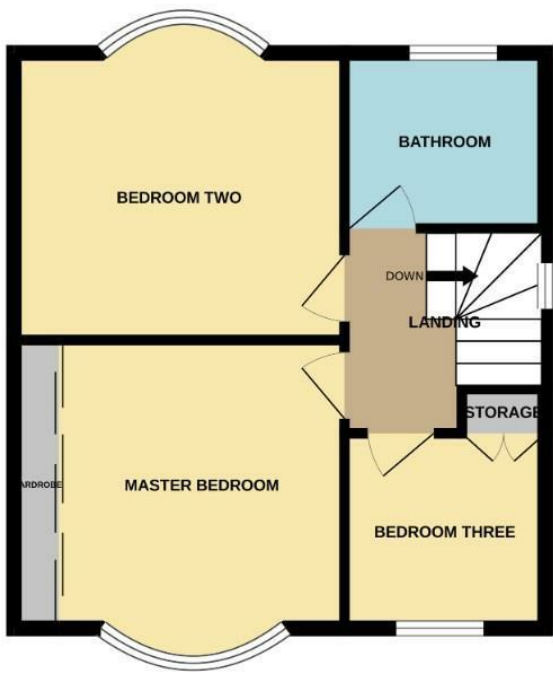
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property benefits from a lawned garden to the front, as well as large driveway leading to the garage providing ample off street parking. To the rear of the property there is a large enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.

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

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.
Made with Metropix ©2024

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

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

Living Room

13'5" x 10'9"

Bright and spacious living room located to the front of the property, with neutral décor, gas fire with feature surround and bow window to the front elevation.

Dining Room

12'9" x 10'9"

The second reception room is another good size, with ample room for a dining table and chairs, further furniture and door to the rear leading into the garden.

Kitchen

13'6" x 7'2"

The kitchen is fitted with a range of wood wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated electric oven, gas hob and overhead extractor hood along with space for further free standing appliances.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

10'9" x 9'10"

The master bedroom provides space for a king sized bed, benefits from built in wardrobes and window to the front elevation.

Bedroom Two

12'1" x 10'9"

The second bedroom is again another generous double bedroom with window to the rear elevation.

Bedroom Three

7'6" x 7'0"

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

Bathroom

7'6" x 6'6"

The family bathroom contains a WC, wash hand basin, single shower cubicle and panelled bath. Opaque window to the rear elevation.

External

Externally the property benefits from a lawned garden to the front, as well as large driveway leading to the garage providing ample off street parking. To the rear of the property there is a large enclosed garden mainly laid to lawn along with patio area 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.







