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HERE TO GET *you* THERE

Woodlands Road, Bishop Auckland

10 Woodlands Road, Bishop Auckland, DL14 7LZ

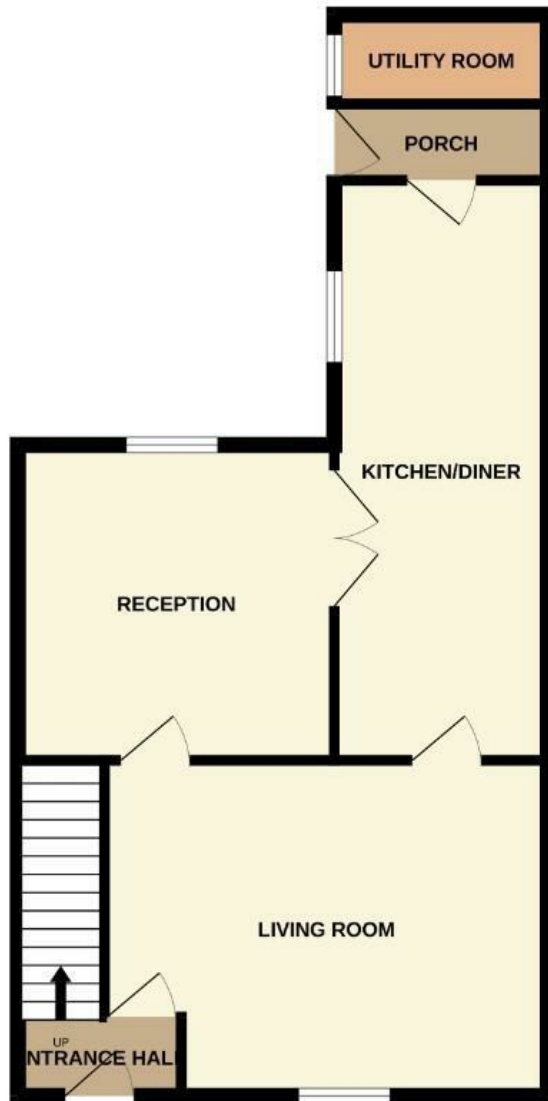
Offers Over £80,000

Spacious and well presented three bedroomed mid-terrace offered for sale on Woodlands Road in Bishop Auckland. Perfectly positioned just a short distance from the town centre offering easy access to a range of local amenities nearby from supermarkets to healthcare services, primary and secondary schools as well as retail stores and restaurants. Nearby Tindale Retail Park offers further facilities including retail shops, high street stores, food outlets as well as the new cinema/bowling and shopping complex opening in summer 2024. For commuters the A688 is nearby and leads to the A1(M) both North and South, there is also an extensive public transport system via both bus and train allowing for access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance porch leading through into the living room, dining room, kitchen and utility room to the ground floor. The first floor contains the three spacious bedrooms and the bathroom. Externally the property has on street parking available to the front, along with an enclosed yard to the rear with gated access into the back lane.

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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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Living Room

16'0" x 12'1"

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

Reception Room

11'5" x 11'5"

The second reception room is another good size with ample space for furniture, gas fire, feature surround and access into the kitchen.

Kitchen/Diner

20'11" x 6'6"

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

Utility

2'7" x 6'6"

Providing space for a washing machine and dryer.

Master Bedroom

8'10" x 12'1"

The master bedroom provides space for a double bed and further furniture, benefiting from built in wardrobes and window to the front elevation.

Bedroom Two

11'5" x 8'10"

The second bedroom is another large double bedroom, with built in wardrobes and window to the rear elevation.

Bedroom Three

7'2" x 6'10"

The third bedroom is a good size single room.

Bathroom

The family bathroom contains a panelled bath with overhead shower and shower screen, WC, wash hand basin and heated towel rail. Opaque window to the rear elevation.

External

Externally the property has on street parking available to the front, along with an enclosed yard to the rear with gated access into the back lane.

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.

