



HUNTERS[®]
HERE TO GET *you* THERE

The Sidings, Bishop Auckland

5 The Sidings, Bishop Auckland, DL14 7AE

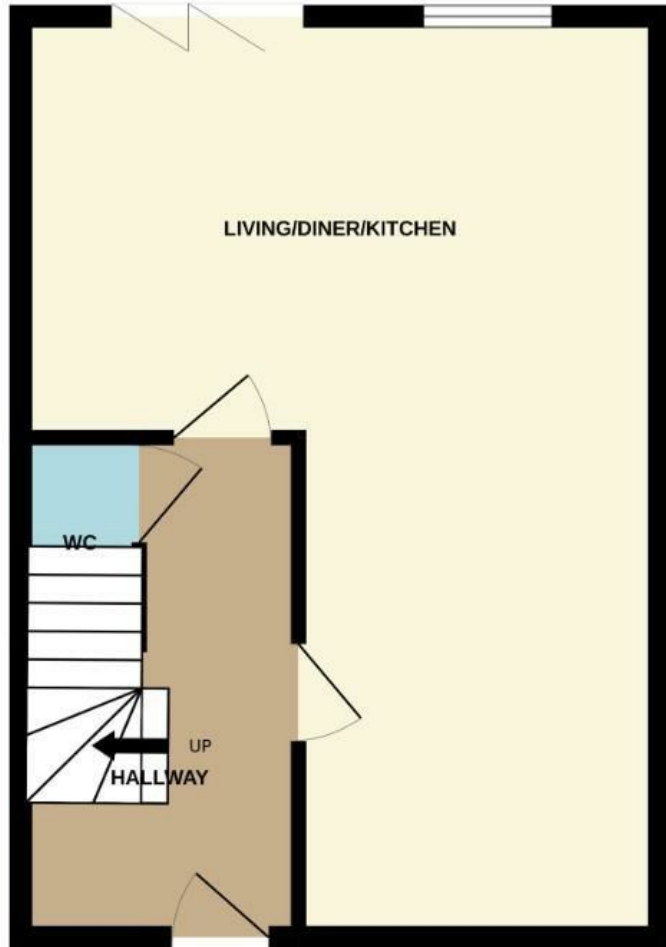
Price £140,000

Modern three bedroomed family home located in a sought after development, The Sidings. Perfectly positioned near Bishop Auckland's 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.

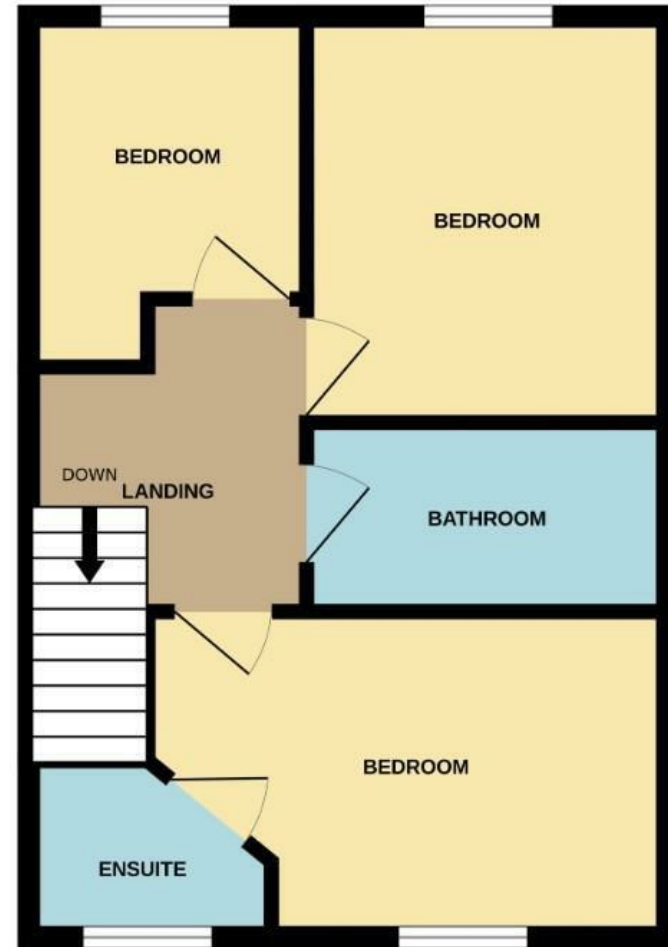
In brief the property comprises; an entrance hall, open plan living/kitchen/diner and cloakroom to the ground floor, whilst the first floor accommodates the master bedroom with ensuite, two further bedrooms and the bathroom. Externally to the front is the good sized driveway whilst to the rear is the garden mainly laid to lawn with patio 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(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

Living / Kitchen / Diner

23'7" x 16'4"

The main reception area and kitchen are all open plan with bi-folding doors to the rear leading out to the garden. This naturally bright room has plenty of space for furniture and the kitchen area is fitted with a modern range of units, complementing work surfaces, integrated oven and hob as well as space for further appliances as well as a table with chairs.

Cloakroom

Comprising a low level WC and wash hand basin.

Master Bedroom

13'1" x 8'2"

A generous master bedroom with ample space for a king sized bed and other furniture.

Ensuite

Comprising a low level WC, wash hand basin and shower.

Bedroom Two

10'2" x 9'2"

The second bedroom is a spacious double with window to the rear.

Bedroom Three

9'0" x 6'10"

The third bedroom is a spacious single room which could be used as a home office/study.

Bathroom

The bathroom is fitted with a low level WC, wash hand basin and panelled bath.

External

Externally to the front this property has a

large driveway for off street parking, whilst to the rear is the generous garden mainly laid to lawn with patio 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.





