



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Chapel Street, West Auckland

13 Chapel Street, West Auckland, DL14 9HP

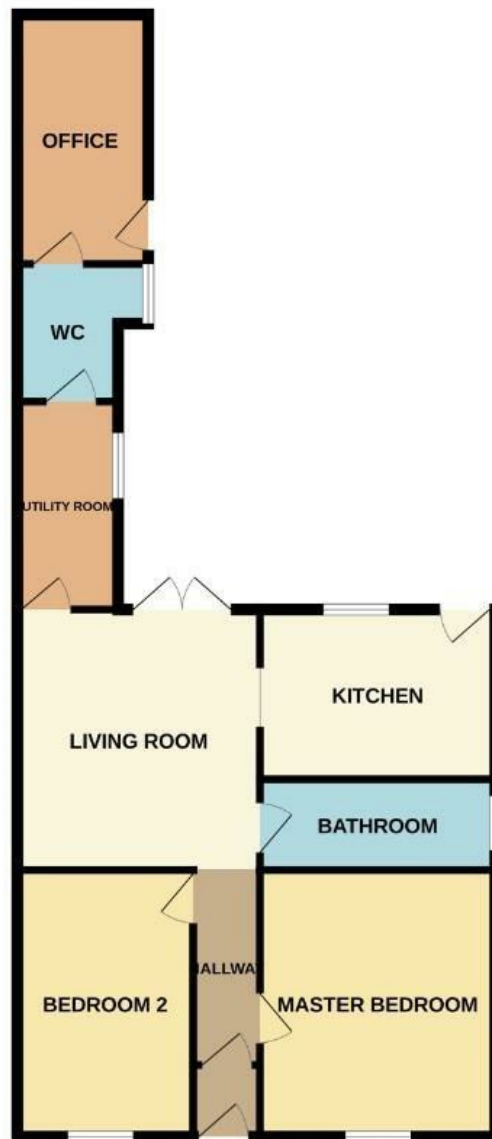
Price £100,000

Generous two bedroomed detached bungalow offered for sale on Chapel Street in West Auckland. Offered for sale with a rear garden, garage for off street parking and gas central heating. Located only a short distance from local amenities including local shops, convenience stores, primary schools and cafes, whilst further facilities are located in the nearby Retail Park which offers supermarkets, popular high street stores, retail shops, food outlets and the new cinema/bowling and shopping complex opening in summer 2024. West Auckland has a regular bus service providing access to neighbouring towns and villages whilst the A68 is ideal for commuters.

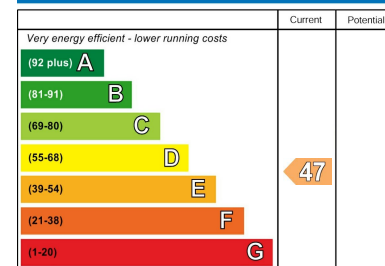
In brief this property comprises; entrance hallway, living room, kitchen, utility room, cloakroom, office, two double bedrooms and the family bathroom. Externally to the front is a low maintenance courtyard whilst to the rear is the larger garden mainly laid to lawn with patio for outdoor furniture. Off street parking is available to the rear with the garage providing secure storage as well.

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GROUND FLOOR



Energy Efficiency Rating



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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**Living Room**

13'1" x 12'1"

Generous main reception room with plenty of space for furniture, patio doors leading out to the rear garden and fitted with a feature fireplace with space for an electric fire.

**Kitchen**

11'9" x 8'10"

The kitchen is fitted with a range of wall, drawer and base units, complementing work surfaces, integrated oven with hob and space for further appliances.

**Utility Room**

4'11" x 10'5"

The utility is fitted with further units and space for appliances such as a washing machine.

**WC**

Fitted with a low level WC and wash hand basin.

**Office**

6'6" x 12'5"

A storage room which could be used as an office.

**Master Bedroom**

13'5" x 11'9"

The master bedroom is a spacious double size with plenty of space for bedroom furniture.

**Bedroom Two**

8'10" x 13'5"

The second bedroom is another good sized double bedroom.

**Bathroom**

Fitted with a low level WC, wash hand basin and walk in double shower.

**External**

Externally this property has an enclosed low maintenance courtyard to the front allowing it to be set back from the road, whilst to the rear is the larger enclosed garden, mainly laid to lawn with patio area providing space for outdoor furniture. The garage provides off street parking and secure storage.

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.











