



RABY GARDENS

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Raby Gardens, Bishop Auckland

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Price £120,000

Stunning three bedroomed end of terrace offered for sale with no onward chain on Raby Gardens in Bishop Auckland. This spacious family home has been finished to a very high standard throughout, beautifully decorated and with high quality fixtures and fittings throughout. Permit residential parking is available to the front whilst to the rear this property has a landscaped gravelled garden with summerhouse. Pleasantly positioned in a sought after residential area in the heart of Bishop Auckland, just a short walk to the town centre as well as train station, bus stops and local amenities. The town offers access to supermarkets, independent stores, cafes, restaurants and local shops, as well as regular public events in the Market Place and Auckland Castle.

In brief this property comprises; entrance hallway, living room, dining room, kitchen and utility to the ground floor. The first floor accommodates two large double bedrooms, a spacious single and modern bathroom. Externally to the front is a small enclosed garden with flowers and shrubs, on street residential permit parking is available whilst to the rear is the larger, landscaped garden, gravelled with the great addition of the summerhouse which has power, lighting and water supply.

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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			
(92-100) 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	

Entrance Hallway

Welcoming entrance hallway leading on through to the ground floor reception rooms as well as stairs ascending to the first floor.

Living Room

13'1" x 11'11"

The main reception room is a great size, situated to the front elevation with log burner, feature surround, and deep bay window providing plenty of natural light.

Dining Room

13'1" x 13'5"

The second reception room is another generous size with plenty of space for a formal table with chairs, window to the rear and fitted shelving for storage.

Kitchen

7'10" x 9'10"

Kitchen fitted with a range of wall, drawer and base units, complementing wooden effect worktops, ceramic tiled flooring, inset sink and integrated oven with hob.

Utility Area

4'7" x 4'7"

The utility area provides space for further appliances including a fridge/freezer and washing machine.

Master Bedroom

9'10" x 13'9"

The master bedroom is a spacious king size with feature traditional fire place and ample space for further furniture.

Bedroom Two

9'10" x 11'9"

The second bedroom is a generous double size with window to the rear, fitted shelving for storage and a feature traditional fireplace.

Bedroom Three

6'6" x 10'2"

The third bedroom is a spacious single size with window to front, fitted units for storage, perfect for a home office/study.

Bathroom

7'10" x 10'5"

The stunning recently fitted bathroom comprises; a deep bath with mixer tap and hand held shower attachment, walk in double shower with glass surround, low level WC and heated towel rail.

External

Externally to the front is a small enclosed garden with flowers and shrubs, on street residential permit parking is available whilst to the rear is

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