



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# St. Andrews Road, Bishop Auckland

Price £190,000



Stunning three bedroomed family home pleasantly positioned set back from St. Andrews Road in Bishop Auckland. This spacious property has a lawned garden, double driveway as well as rear enclosed yard and modern décor throughout. Updated by the current owners this property is finished to a high standard throughout, perfect for a range of buyers. Located just a short distance from local amenities including schools, supermarkets, retail stores, restaurants and cafes. Further facilities are available in the nearby Tindale retail park, due to expand soon and currently offering access to popular high street stores, restaurants and shops. There is an extensive public transport system in the area via both rail and bus, providing easy access to neighbouring towns and villages as well as further afield places including Darlington, Durham and Newcastle. The A688 is close by, leading to the A1(M).

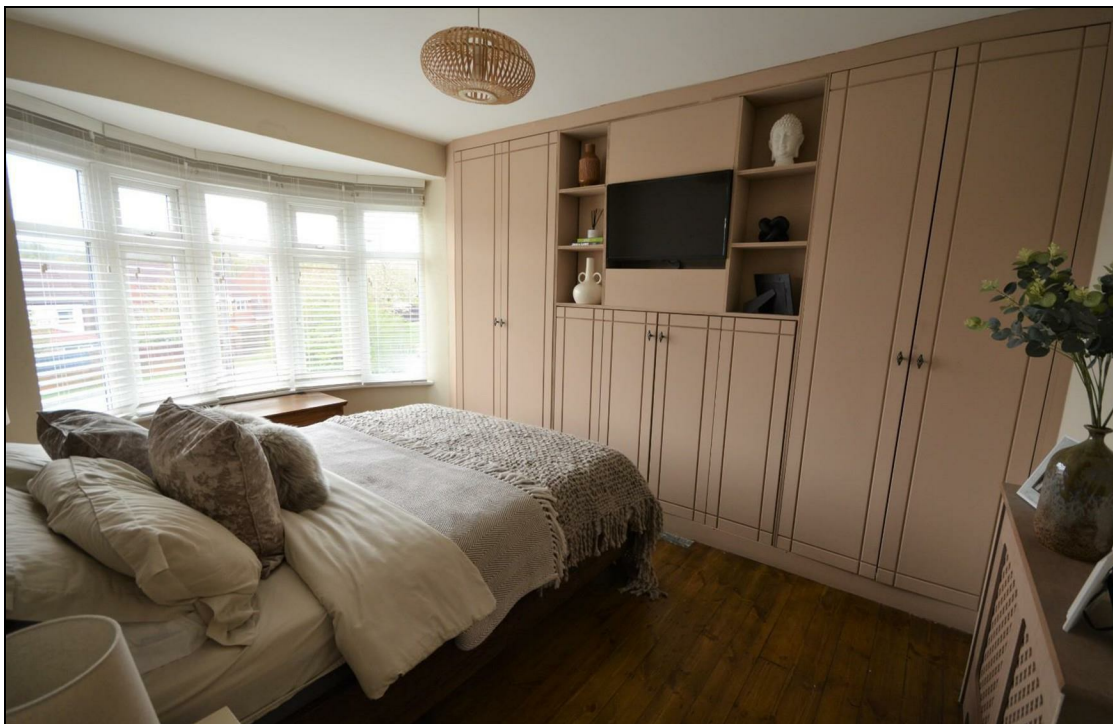
In brief this property comprises; an entrance hallway, living room, dining room, garden room, kitchen and cloakroom to the ground floor whilst the first floor accommodates the three good sized bedrooms and shower room. Externally this property has a block paved double driveway, lawned garden as well as raised decking area for seating to the front, whilst to the rear is a private the enclosed courtyard providing a secluded seating area.



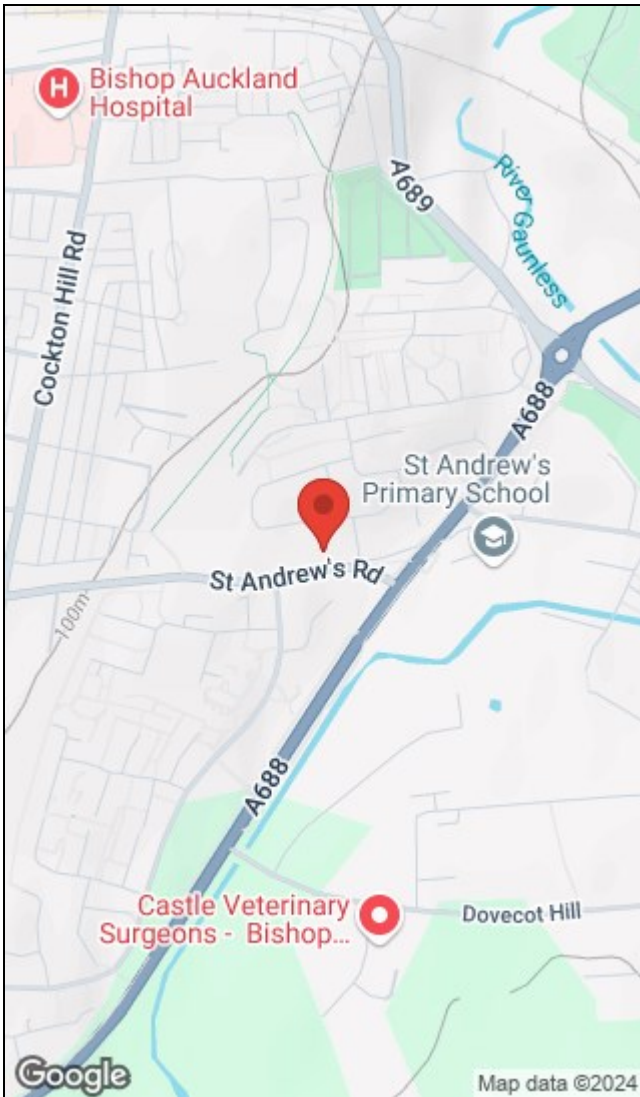
## KEY FEATURES

- THREE BEDROOMS
- GARDEN & DRIVEWAY
  - MODERN DECOR
  - SPACIOUS ROOMS
- GAS CENTRAL HEATING
  - LOG BURNER
- GARDEN ROOM
- EPC GRADE TBC









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

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