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The Sidings Bishop Auckland, DL14 7AE

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Asking Price £110,000

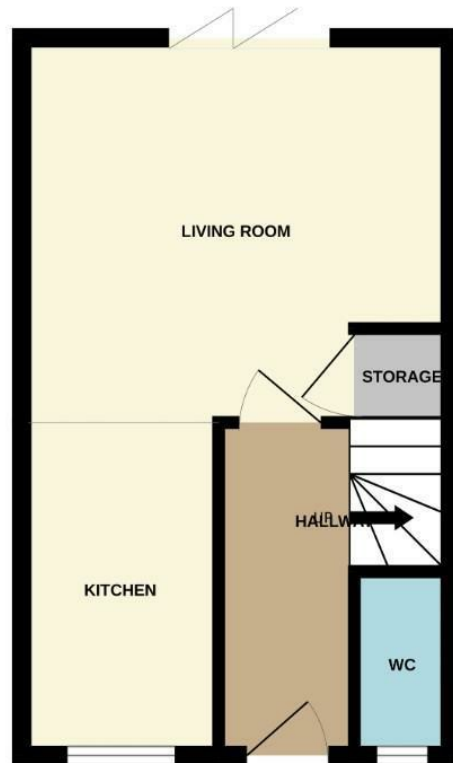
Modern two bedroomed semi detached property is located in a sought after development within the heart of Bishop Auckland. Perfectly positioned near Bishop Auckland's town centre, offering easy access to a range of local amenities nearby from supermarkets to healthcare services, primary and secondary 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 of an entrance hall leading through to the cloakroom, open plan living area and kitchen to the ground floor. The first floor contains the two double bedrooms and bathroom. Externally there is a enclosed garden laid to lawn to the rear, whilst to the front there is a driveway providing off street parking for two cars.

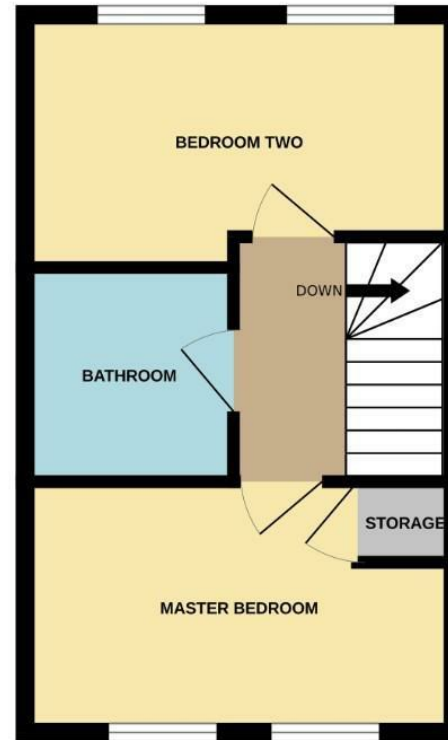
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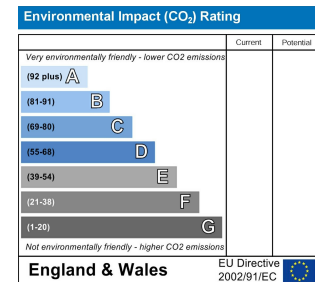
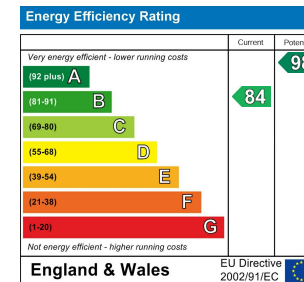
GROUND FLOOR



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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**Living Room**

13'1" x 13'1"

Bright and spacious living room located to the rear of the property, with neutral decor, ample space for furniture and bifold doors to the rear leading into the garden.

**Kitchen**

8'10" x 6'0"

The kitchen is fitted with a modern range of high gloss wall, base and drawer units, complementing work surfaces, splash backs and sink/drainage unit. Benefiting from an integrated oven, hob, overhead extractor hood and fridge/freezer. Space is available for a freestanding washing machine and window to the front elevation.

**Cloakroom**

5'4" x 2'8"

Fitted with a WC and wash hand basin.

**Master Bedroom**

13'1" x 7'9"

The master bedroom provides space for a king sized bed, further furniture, built in storage cupboard and two windows to the front elevation.

**Bedroom Two**

13'1" x 7'6"

The second bedroom is another good size double bedroom with window to the rear elevation.

**Bathroom**

6'6" x 5'6"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

**External**

Externally the property has a paved driveway to the front, whilst to the rear there is an enclosed lawned garden.

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.









