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37 Park Road, Witton Park, Bishop Auckland, DL14 0EN

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Price £90,000

Modern two bedroomed terraced property with attic room, situated on Park Road in Witton Park. Located approximately 2 miles from Bishop Auckland town centre the village is within easy reach of a range of local amenities including supermarkets, cafés, popular high street retail stores, healthcare services, as well as restaurants and both primary and secondary schools. There is also a regular public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York. The A68 is easily accessed and leads to the A1 (M) both North and South.

In brief the property comprises; an entrance porch leading into the living room, dining room, kitchen and utility room. The first floor contains the master bedroom, second bedroom, bathroom and stairs ascending to the attic room which provides additional storage or use as a home office/playroom. Externally the property has a enclosed garden to the rear with gravelled area ideal for outdoor furniture as well as well maintained lawn area. To the front of the property there is a low maintenance small courtyard and on street parking available.

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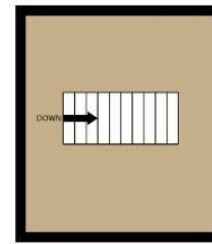
GROUND FLOOR



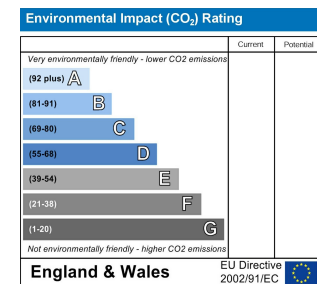
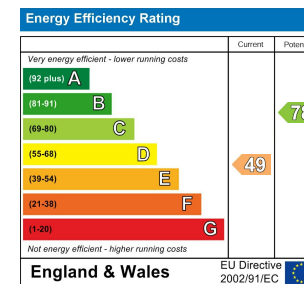
1ST FLOOR



2ND 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

14'2" x 11'5"

Beautifully presented living room located to the front of the property, providing ample space for furniture, neutral decor, electric fire with feature surround and window to the front elevation.

### Dining Room

11'5" x 8'8"

The dining area is open plan leading on from the living room, providing space for a table and chairs and further furniture.

### Kitchen

11'9" x 10'5"

The kitchen has been fitted with a modern range of high gloss wall, base and drawer units, contrasting granite work surfaces, splashbacks and sink/drain unit.

Benefiting from an integrated oven, hob and overhead extractor hood along with space for a table and chairs, and further free standing appliances.

### Utility Room/Cloakroom

6'6" x 5'2"

Fitted with a WC and wash hand basin, along with space for a washing machine and tumble dryer.

### Master Bedroom

12'1" x 10'5"

The master bedroom provides space for a king sized bed, built in wardrobes and two windows to the rear elevation.

### Bedroom Two

11'5" x 11'5"

The second bedroom is another large double bedroom with built in wardrobes and window to the front elevation.

### Bathroom

9'6" x 3'11"

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

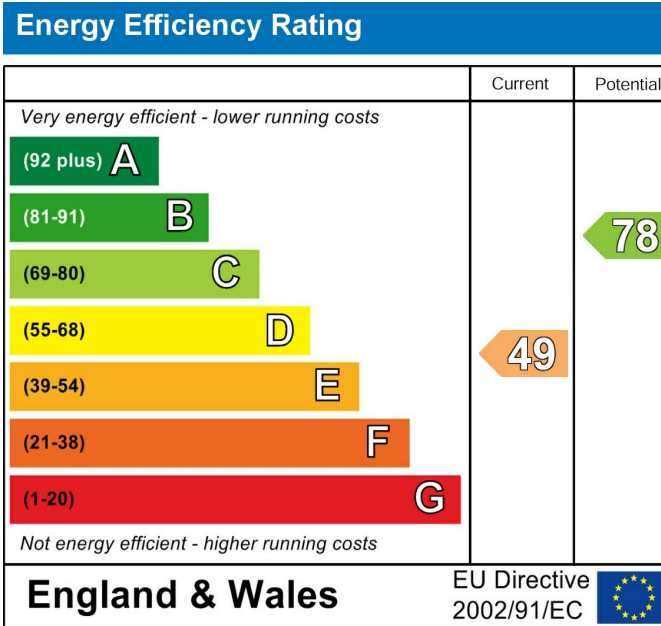
### Attic Room

12'5" x 12'5"

Accessed via a staircase in the second bedroom the attic room provides additional storage space or use as a home office or play room.

### External

Externally the property has a enclosed garden to the rear with gravelled area ideal for outdoor furniture as well as well maintained lawn area, To the front of the property there is a low maintenance small courtyard and on street parking available to the front.



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.





