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Van Mildert Close Bishop Auckland, DL14 7GF

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## Offers In Excess Of £190,000

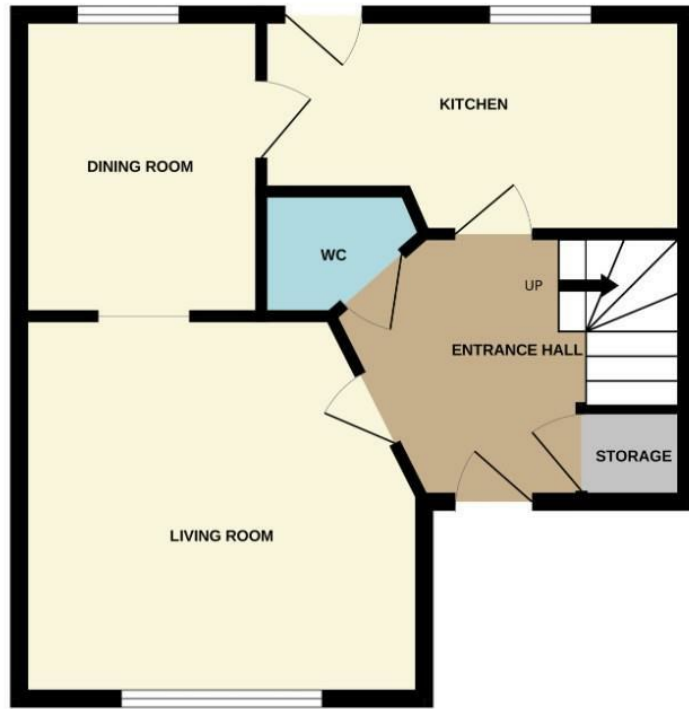
Immaculately presented three bedroomed detached family home, with garden, garage and driveway. Perfectly positioned within the quiet cul-de-sac Neile Court at Bracks Farm, a sought after residential development on the outskirts of Bishop Auckland.

Situated just a short distance from the towns amenities including schools, supermarkets, restaurants and healthcare services, whilst Tindale's ever expanding retail park offers access to high street shops, retail stores and food outlets. There is a regular public transport system in the town via both bus and rail, whilst both the A688 & A689 are close by for commuters, leading to the A1 (M) both North & South.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has a lawned garden to the front along with the driveway leading to the single garage, To the rear of the property there is a large enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.

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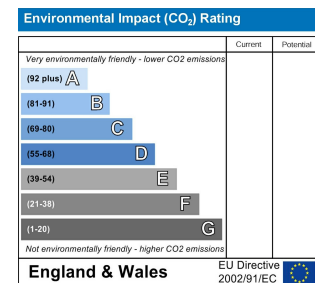
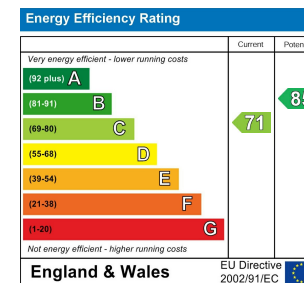
GROUND FLOOR



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 12'5"

Bright and spacious living room located to the front of the property, with ample space for furniture, neutral decor and window to the front elevation.

### Dining Room

9'10" x 7'10"

The dining room is another good size with space for a table and chairs, further furniture and window to the rear elevation.

### Kitchen

13'10" x 6'10"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and Belfast sink. Benefiting from an integrated oven, hob, overhead extractor hood and fridge/freezer.

### Cloakroom

5'2" x 3'11"

Fitted with a WC and wash hand basin.

### Master Bedroom

13'1" x 12'5"

The master bedroom is a spacious double bedroom with room for a king sized bed, further furniture and window to the front elevation.

### Ensuite

9'2" x 3'3"

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

### Bedroom Two

10'2" x 7'10"

The second bedroom is another good size double bedroom.

### Bedroom Three

8'7" x 6'10"

The third bedroom is a good size single room.

### Bathroom


7'6" x 5'6"

The bathroom is fitted with a panelled bath, WC and wash hand basin.

### External

Externally the property has a lawned garden to the front along with the driveway leading to the single garage, To the rear of the property there is a large enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

