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St. Carileph Way Bishop Auckland, DL14 7GD

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Price £200,000

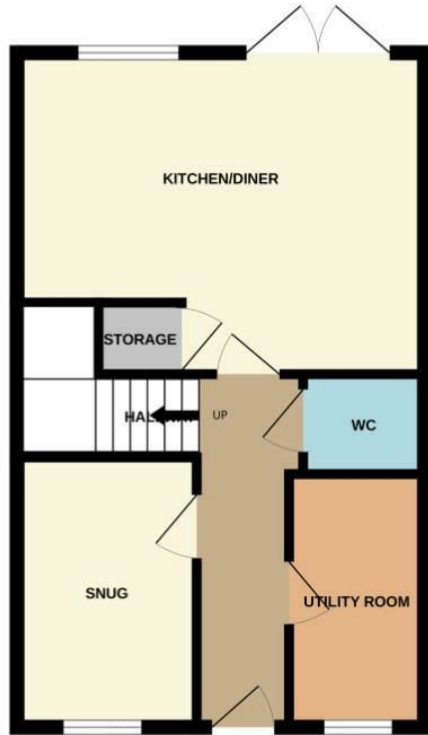
Beautifully presented and modern, four bedroomed townhouse located on St Carileph Way. Perfectly positioned within Bracks Farm, a sought after residential development, on the outskirts of Bishop Auckland. Set within a generous plot including front and rear gardens, driveway and garage. Situated just a short distance from the town's 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 though into the open plan kitchen/diner, snug/family room, utility room and cloakroom to the ground floor. The first floor contains the living room, large bedroom and shower room. Stairs ascend to the second floor with; the master bedroom with en-suite, two further bedrooms and family bathroom. The property has a partially boarded loft with pull down ladder. Externally the property has a private enclosed garden to the rear, with lawn area and patio section ideal for outdoor furniture and access to the single garage and driveway.

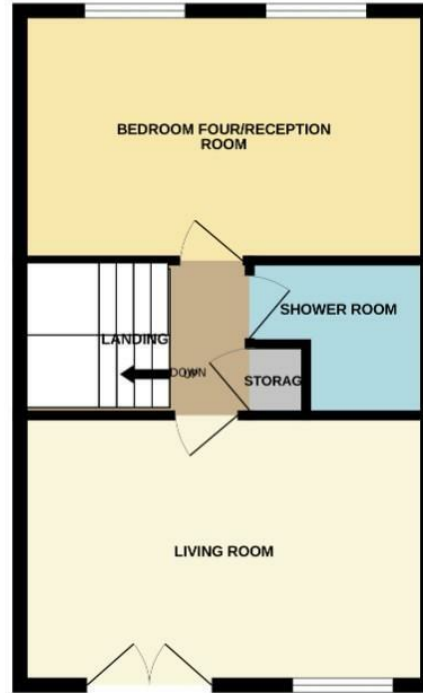
Note: The property is being sold through Hunters Estate Agents for a member of Staff that currently works in the Bishop Auckland Office.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

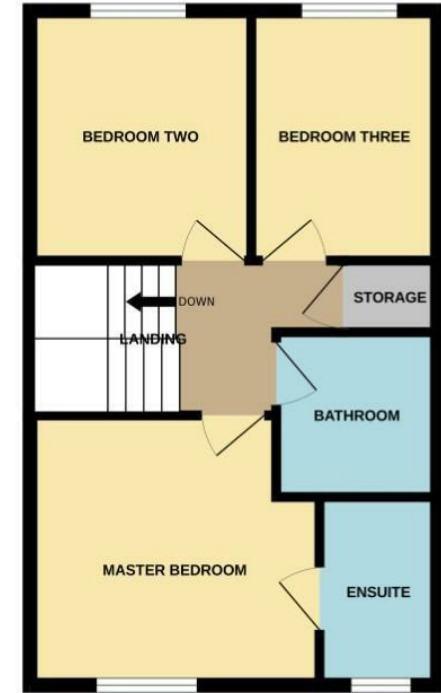
GROUND FLOOR



1ST FLOOR



2ND FLOOR



18 ST CARILEPH WAY

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 plus) 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	

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

Kitchen/Diner

16'1" x 12'9"

The kitchen is fitted with a range of contemporary wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit with mixer tap. Benefiting from an integrated double oven, hob, overhead extractor hood, fridge and dishwasher. The dining area provides space for a table and chairs and French doors to the rear lead out into the garden.

Family Room/Snug

10'10" x 7'1"

A reception room on the ground floor that could be used as a further living area, home office or play room. Window to the front elevation.

Utility Room

9'10" x 5'2"

The utility room provides additional storage space along with plumbing for a washing machine. Window to the front elevation.

Cloakroom

4'11" x 4'1"

Cloakroom fitted with a WC and wash hand basin.

Living Room

16'4" x 10'5"

Spacious and bright living room located on the first floor, with ample space for furniture, neutral decor. Juliette balcony and window to the front elevation.

Bedroom Four/Reception Room

16'4" x 9'10"

Bedroom located on the first floor, which is a generous double bedroom, providing space for a king size bed, further furniture and two windows to the rear elevation. It could also be utilised as a further reception room, play room or formal dining room.

Shower Room

6'10" x 6'6"

The shower room contains a double shower cubicle, WC and wash hand basin.

Master Bedroom

11'1" x 10'7"

The master bedroom is a generous double bedroom with space for a king sized bed, further furniture and access into the ensuite.

Ensuite

7'6" x 4'7"

The ensuite contains a double shower cubicle with overhead mains fed shower, WC and wash hand basin set in a vanity unit. Opaque window to the front elevation.

Bedroom Two

9'10" x 8'10"

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

Bedroom Three

9'10" x 7'0"

A further spacious bedroom with window to the rear elevation.

Bathroom

6'10" x 6'6"

The family bathroom contains the panelled bath with perimeter tiling, wash hand basin set in a vanity unit and WC.

External

The property has a partially boarded loft with pull down ladder. Externally the property has a private enclosed garden to the rear, with lawned area and patio section ideal for outdoor furniture and access to the single garage and driveway.

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.

