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Central Grange, Bishop Auckland, DL14 9AY

Central Grange St. Helen Auckland, Bishop Auckland, DL14 9AY

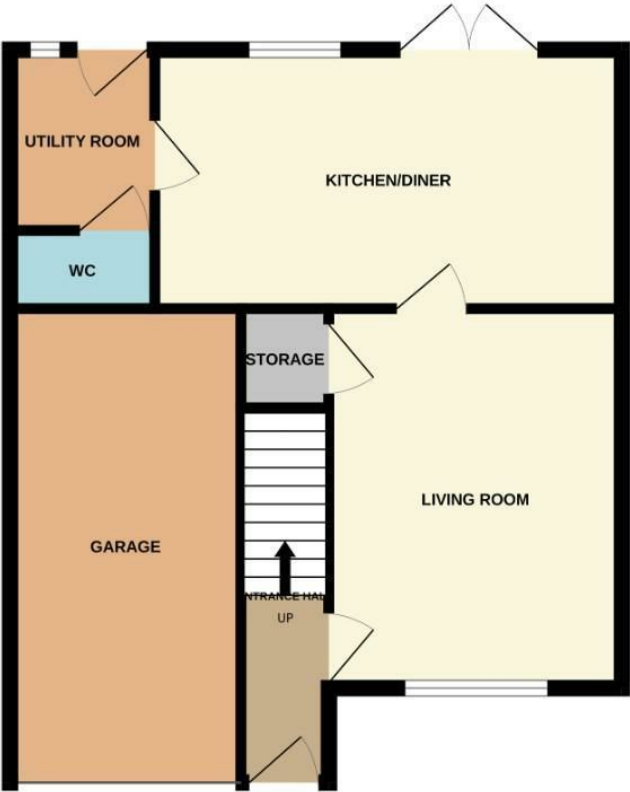
Offers In Excess Of £160,000

Four bedroomed detached family home, offered with no onward chain. Set within a generous plot including a triple driveway to the front as well as a good sized rear garden with patio area to the rear. Located only approx. 1 mile from Tindale's ever expanding retail park, providing access to amenities such as supermarkets, restaurants and also popular high street retail stores. The neighbouring town Bishop Auckland is only approx. 3.5miles away, which provides access to a further array of amenities, such as healthcare services, primary and secondary schools and there is also an extensive public transport system which allows access to not only the surrounding towns and villages but to further afield places such as Durham, Newcastle, Darlington and York. For commuters the A68 is nearby, which leads to the A1(M) both North and South.

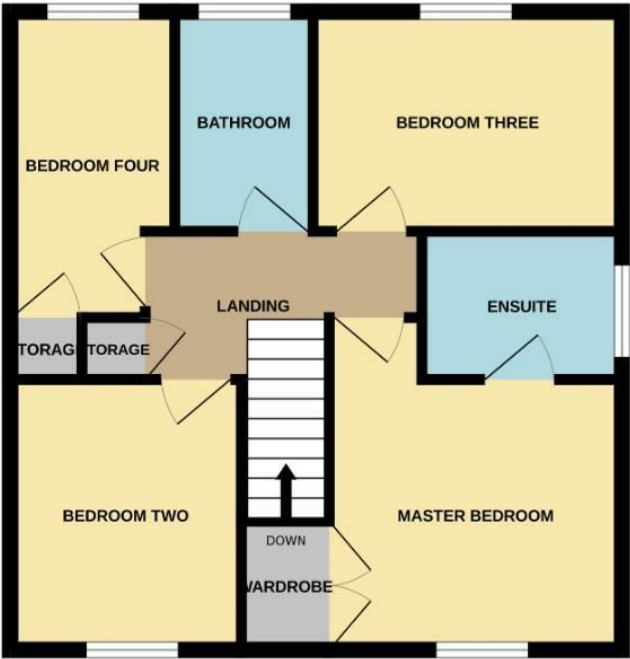
In brief the property comprises; an entrance hall leading into the living room, kitchen/diner, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three bedrooms and the family bathroom. Externally the property has a three car width drive and garage to the front. To the rear of the property there is a large enclosed garden with large lawned area along with patio 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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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 

Living Room

14'9" x 10'5"

Spacious living room located to the front of the property, with ample space for furniture, neutral decor and ample space for furniture.

Kitchen/Diner

16'11" x 9'3"

The kitchen is fitted with a range of wall, base and drawer units, complementing wood effect work surfaces, splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances. Space is also available for a table and chairs, and French doors lead out into the garden.

Utility Room

6'6" x 5'2"

The utility room provides additional storage space, along with room for further appliances.

Cloakroom

5'2" x 2'7"

Fitted with a WC and wash hand basin.

Master Bedroom

10'5" x 9'10"

The master bedroom provides space for a king sized bed, further furniture, built in wardrobes and window to the front elevation.

Ensuite

7'1" x 5'2"

The ensuite contains a corner shower cubicle, WC and wash hand basin.

Bedroom Two

9'10" x 8'5"

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

Bedroom Three

11'1" x 7'10"

The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four

10'11" x 6'0"

The fourth bedroom is a large single room with built in storage and window to the rear elevation.

Bathroom

7'8" x 6'0"

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

External

Externally the property has a three car width drive and garage to the front. To the rear of the property there is a large enclosed garden with large lawned area along with patio ideal for outdoor furniture.

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.







