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Laburnum Grove Bishop Auckland, DL14 9GF

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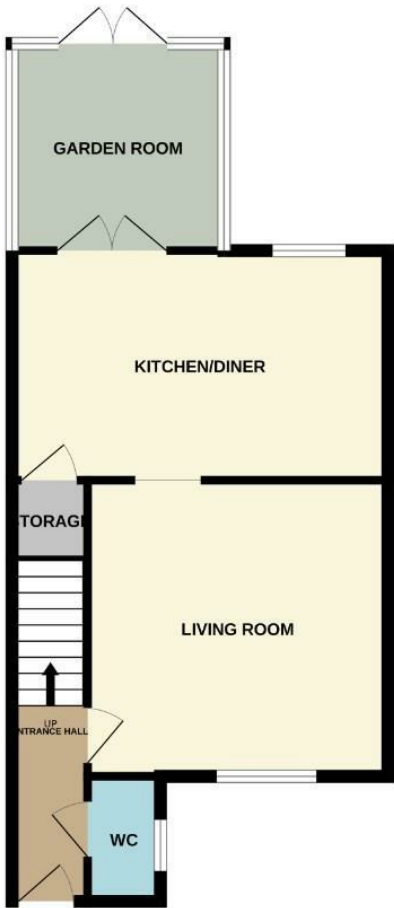
Offers Over £170,000

Beautifully presented, three bedroomed semi detached family home. Located on Laburnum Grove, St Helen Auckland a new build quiet estate built in 2019, this property will be ideal for a variety of buyers, with new carpets throughout, large enclosed garden, garage and driveway. The nearby retail park at Tindale is ever expanding and offers a range of popular high street retail stores, cafes, food outlets, shops as well as the new shopping complex which has recently opened. It is also approximately 2 miles from Bishop Auckland town centre with further facilities such as healthcare amenities, secondary schools, independent shops, cafés and restaurants as well as great transport links via both train and bus to locations such as Durham, Darlington and Newcastle.

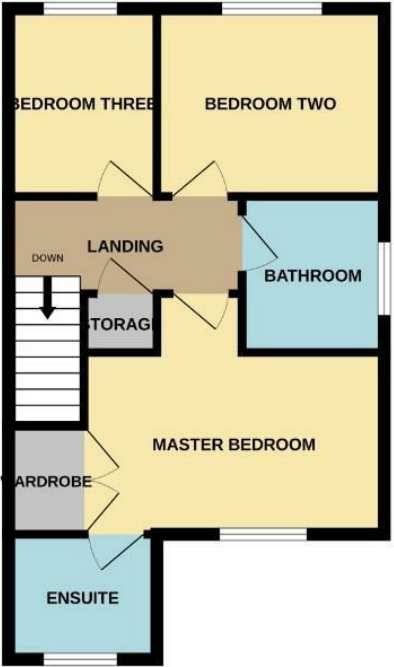
The property is located on a large corner plot and in brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, garden room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has an a single garage with boarded loft space for additional storage and driveway for two cars to the rear providing ample off street parking. To the front there is an small courtyard, whilst to the side and rear there is a private enclosed garden, with well established borders, artificial lawn and large summerhouse overlooking the patio area.

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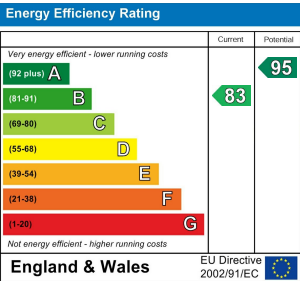
GROUND FLOOR



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

13'6" x 13'4"

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

Kitchen

16'11" x 10'3"

The kitchen is a great size, fitted with a range of cream wall, base and drawer units, new complimenting work surfaces, splashbacks, breakfast bar and sink/drain unit. It benefits from integrated appliances including an oven, hob, overhead extractor, microwave and washing machine. Space is available for a tumble dryer along with a kitchen table and chairs.

Garden Room

9'6" x 9'3"

Accessed via patio doors in the kitchen, the garden room provides an additional seating area and storage with doors opening out onto the patio.

Master Bedroom

13'7" x 8'2"

The master bedroom is a generous double bedroom with space for a king sized bed and further furniture, benefiting from a built in wardrobe and access leads through into the ensuite. Window to the front elevation.

Ensuite

7'3" x 5'6"

The ensuite is fitted with a double walk in shower cubicle, WC and wash hand basin.

Bedroom Two

10'7" x 8'5"

The second bedroom is another generous double bedroom with window to the rear overlooking the garden.

Bedroom Three

8'5" x 6'0"

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

Shower Room

7'0" x 6'3"

Fitted with a shower cubicle, WC and wash hand basin. Opaque window to the side elevation.

External

Externally the property has an a single garage with boarded loft space for additional storage and driveway for two cars to the rear providing ample off street parking. To the front there is an small courtyard, whilst to the side and rear there is a private enclosed garden, with well established borders, artificial lawn and large summerhouse overlooking the patio area.

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.



