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St. Cuthberts Way Bishop Auckland, DL14 6DY

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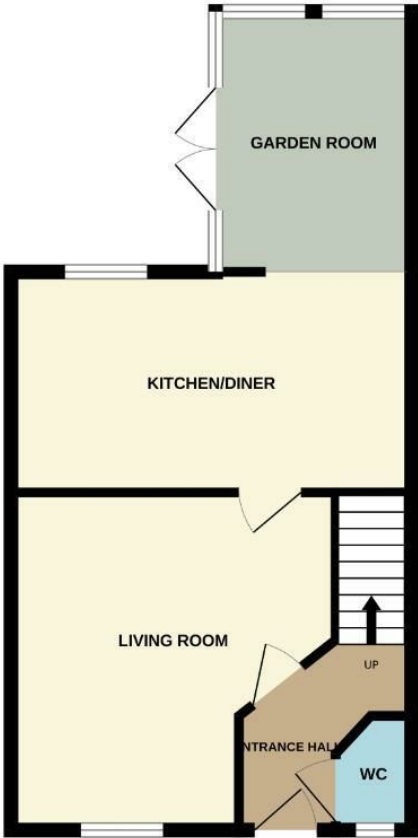
Price £150,000

Modern three bedroomed semi-detached family home, located on St. Cuthberts Way in Bishop Auckland. Situated within a popular residential area, this property will appeal to a variety of buyers. Situated just off the A688, ideal for commuters, its just a short distance from local amenities whilst the town centre provides access to a wider range of facilities from supermarkets to schools, popular high street retail stores and restaurants. There is an extensive public transport system in the area allowing for regular access to neighbouring towns and villages as well as to further afield places such as Darlington, Durham and Newcastle.

In brief the property comprises; an entrance hall leading through into the living room, kitchen, 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 driveway to the front providing off street parking, whilst to the rear there is an low maintenance enclosed garden.

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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.
Made with Metropix 5/2025

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

13'5" x 12'9"

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

Kitchen

16'0" x 8'10"

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

Garden Room

10'5" x 7'10"

The garden room provides additional seating space, open plan leading on from the kitchen and French doors lead out to the rear garden.

Cloakroom

5'6" x 2'11"

Fitted with a WC and wash hand basin.

Master Bedroom

10'11" x 8'4"

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

Ensuite

5'2" x 5'2"

The ensuite contains a double walk in shower cubicle, WC and wash hand basin.

Bedroom Two

9'6" x 7'10"

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

Bedroom Three

9'6" x 8'6"

The third bedroom is a good sized bedroom with built in wardrobes and window to the rear elevation.

Bathroom

6'6" x 5'4"

The bathroom is fitted with a spa bath, heated towel rail, wash hand basin and WC.

External

Externally the property has an driveway to the front providing off street parking, whilst to the rear there is an low maintenance enclosed garden.

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.

