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HERE TO GET *you* THERE

Bradford Drive Bishop Auckland, DL14 8EE

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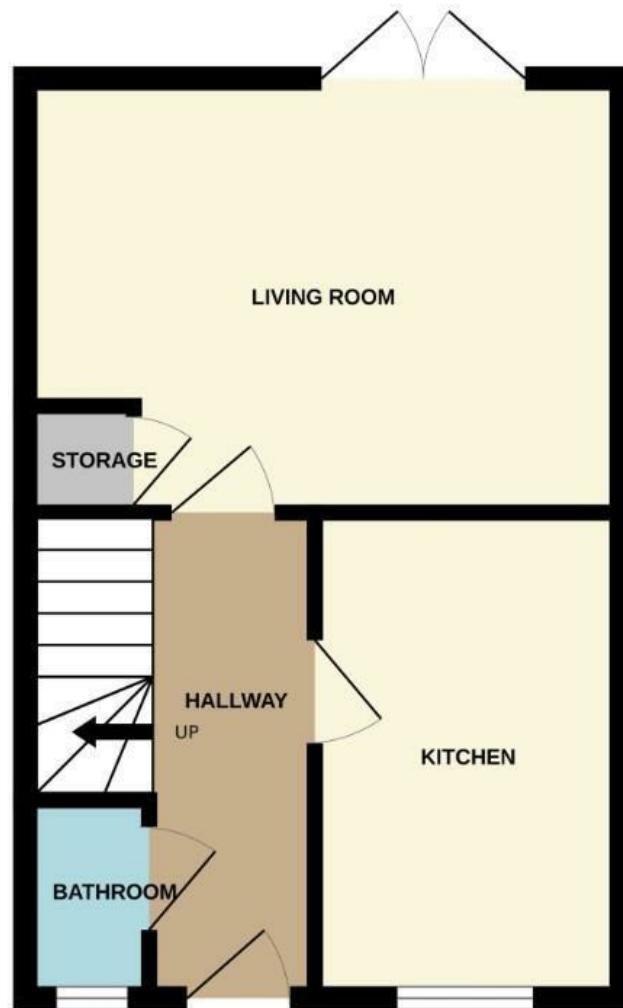
Offers Over £135,000

Immaculately presented two bedrooomed family home offered to the market for sale with no onward chain. Pleasantly positioned within the ever popular Bracks Farm residential development in Bishop Auckland, the property is just a short distance from a range of local amenities including; primary and secondary schools, supermarkets, cafes, restaurants, popular high street stores and independent stores. There is also an extensive public transport system in the area via both bus and rail allowing access to neighbouring towns and cities such as Durham, Darlington and York.

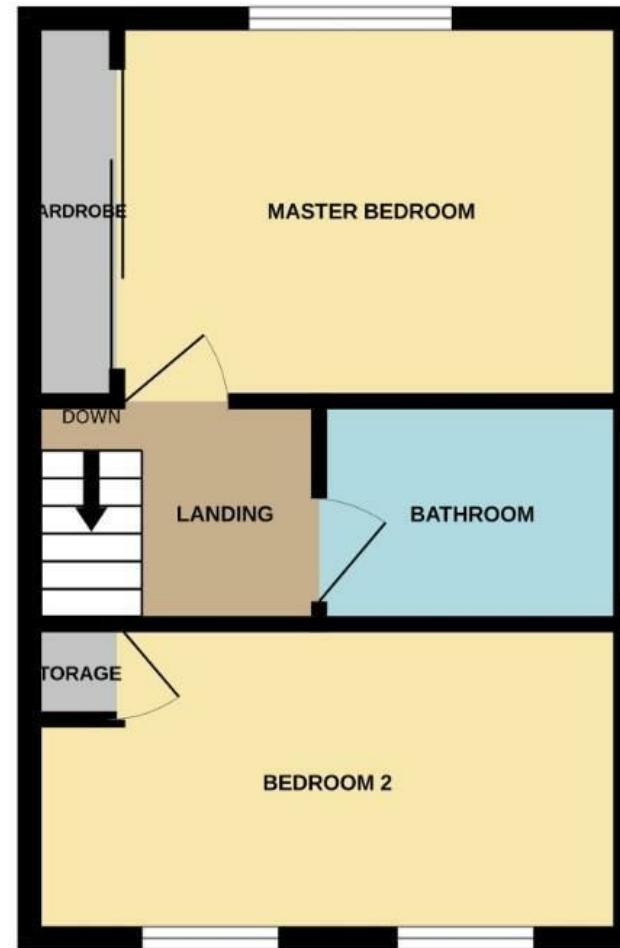
In brief, the property comprises; an entrance hall leading into the kitchen, living room and cloakroom to the ground floor. The first floor consists of the master bedroom, second double bedroom and family bathroom. Externally, the property benefits from a private driveway to the front, while to the rear there is an enclosed garden mainly laid to lawn with patio areas ideal for outdoor seating and hosting.

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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 | 97 | |
| (81-91) B | 84 | |
| (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 (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | 97 | |
| (81-91) B | 84 | |
| (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

11'9" x 7'5"

The modern kitchen is fitted with a range of white wall base and drawer units, complementing work surfaces, sink/drainer, integrated electric oven, hob and overhead extractor hood. Space is available for further free standing appliances along with plumbing for a washing machine.

Living Room

14'5" x 10'5"

Generously sized living room spanning the width of the property offering plenty of space for furniture and benefiting from neutral decor and French doors leading into the rear garden.

Cloakroom

4'9" x 2'11"

Ground floor cloakroom fitted with a W/C and wash hand basin.

Master Bedroom

12'6" x 8'10"

The master bedroom is a great size with ample room for a king-sized bed and further furniture, with fitted wardrobes and window to the rear elevation.

Bedroom Two

14'6" x 7'7"

The second bedroom is another spacious double room with plenty of space for furniture, neutral decor and window to the front elevation.

Bathroom

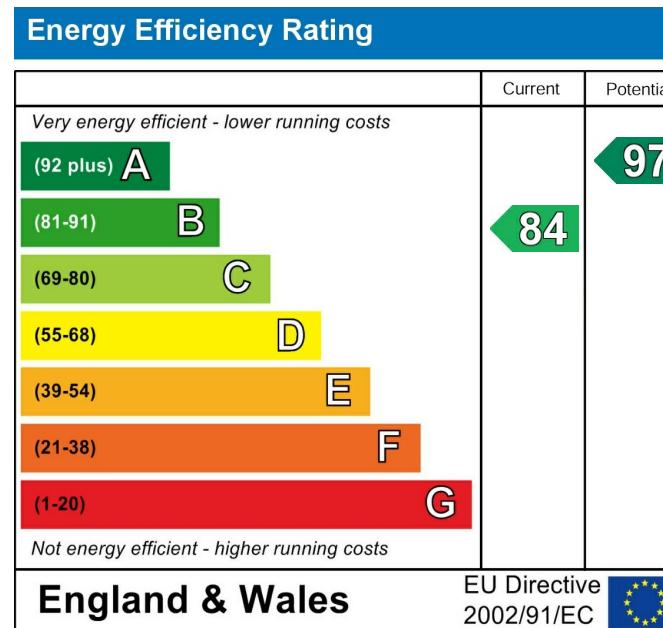
7'5" x 5'4"

The family bathroom is fitted with a double walk in shower cubicle, heated towel rail, wash hand basin and W/C.

External

Externally, the property benefits from a private driveway to the front, while to the rear there is an enclosed garden

mainly laid to lawn with patio areas ideal for outdoor seating and hosting.



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.



