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Copeland Road West Auckland, Bishop Auckland, DL14 9JL

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Offers In Excess Of £160,000

Immaculately presented three bedroomed semi-detached property located on Copeland Road, West Auckland. The property is offered to the market for sale with no onward chain and has been fully renovated to a fantastic standard by the current owners, while also benefiting from meticulously maintained front and rear gardens, along with a single garage driveway. Pleasantly positioned on the outskirts of West Auckland, the property is just a short distance from both Bishop Auckland's town centre and Tindale Retail Park offers access to a range of amenities such as supermarkets, healthcare services, high street stores, restaurants and also both primary and secondary schools. There is also an extensive public transport system in the area offering access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle or York. The A68 is nearby and leads to the A1(M) ideal for commuters.

In brief, the property comprises; an entrance porch leading into the main hallway, living room, open-plan kitchen and dining room, and utility room to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, there is a fantastic lawned garden to the front, fully enclosed with pathway leading to the entrance porch. To the rear, there is a further enclosed garden mainly laid to lawn with perimeter borders perfect for planting. Additionally, there is a single garage with up and over door and parking space.

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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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	72	78			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Living Room

13'7" x 11'5"

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

Kitchen/Dining Room

18'0" x 10'9"

The fantastic modern kitchen has been newly fitted with a range of white wall, base and drawer units, complementing wood effect work surfaces and sink/drain. It benefits from a range of brand new integrated appliances including: electric oven with separate grill, electric hob with overhead extractor hood, dishwasher, fridge and freezer. Space is available for a dining table and chairs with French doors leading to the rear garden.

Utility Room

8'11" x 7'9"

The utility room is fitted with a further range of cabinetry, complementing work surfaces with space for free standing appliances and patio door leading to the rear garden.

Master Bedroom

11'10" x 11'8"

Generously sized master bedroom with space for a king-sized bed and further furniture, benefiting from neutral decor and window to the front elevation.

Bedroom Two

12'1" x 11'9"

The second bedroom is another well sized double bedroom with neutral decor and window to the rear elevation.

Bedroom Three

8'10" x 7'9"

Single bedroom benefiting from neutral decor and window to the front elevation.

Bathroom

8'8" x 5'5"

The family bathroom is fitted with a panelled bath with overhead shower, heated towel rail, wash hand basin and WC.

External

Externally, there is a fantastic lawned garden to the front, fully enclosed with pathway leading to the entrance porch. To the rear, there is a further enclosed garden mainly laid to lawn with perimeter borders perfect for planting. Additionally, there is a single garage with up and over door and parking space.

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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.







