

# KAN MOVE

## Estate Agents

4 bed Detached House for sale - £420,000

Northumberland Avenue - Bishop Auckland



Council Tax Band: D

EPC Rating: C

**SUPERB FOUR BEDROOM DETACHED RESIDENTIAL HOUSE WITH ANNEXE** This home has been greatly extended and modernised by the current owners to a high spec throughout, situated within a sought after location within a corner plot of the "Pye Estate, BISHOP AUCKLAND, walking distance the General Hospital and all local amenities within the town centre. With many features, only viewing will you appreciate what this fine home has to offer. Entrance porch into the spacious hallway with ground floor Cloaks W/C, stairs to first floor, the ground floor has been extended to the rear offering Open plan living accommodation with Bi-Fold doors to a superb landscaped garden having patio and a decking area, a superb fitted be-spoke kitchen with island, Utility room. First floor bedrooms offer En-Suites to two bedrooms and a newly installed family bathroom. The property has the added benefit of an Annexe that offers its own access with French doors into the lounge/Kitchen, double bedroom and a superb shower room. Benefiting from double glazing, Gas fired central heating system, the living area has a feature brick inset fireplace with oak beam and the luxury of a Traditional fire wood burner. Externally to the front, garden with block paved double drive to single Garage.

**VIEWING BY APPOINTMENT ONLY**

**5 Bathrooms**

**4 Beds**



SCAN FOR DETAILS

- SOUGHT AFTER LOCATION WITHIN BISHOP AUCKLAND
- EXTENDED FOUR BEDROOM DETACHED HOUSE
- ANNEXE WITH LOUNGE-KITCHEN / BEDROOM / SHOWER

- EN-SUITE TO TWO BEDROOMS
- LANDSCAPED REAR GARDEN WITH PATIO
- OPEN PLAN LOUNGE/DINING, KITCHEN WITH BI-FOLD DOORS

### Entrance Hallway

UPVC Hardwood door into entrance hallway, Ground floor Cloaks W/C

### Cloaks W/C

Low level W/C, wash hand basin.

### Lounge 28' 0" x 15' 0" (8.53m x 4.57m)

UPVC Double glazed window to front, brick inset fire place with feature oak beam

### Dining Area 10' 0" x 11' 0" (3.05m x 3.35m)

### Open Plan- Extended Lounge/Dining Room/Kitchen 32' 0" x 14' 0" (9.75m x 4.26m) narrowing to 10'0"

KITCHEN Floor to ceiling range of units and drawers with feature island, sink with kettle tap, integrated fridge/freezer, spot lights to ceiling, gas/electric rangemaster cooker, oven.

### Utility

UPVC Double glazed window to side, plumbing for washing machine, space for tumble drier and american Fridge/Freezer.

### Bedroom One 13' 0" x 13' 0" (3.96m x 3.96m)

UPVC Double glazed window to front, En-Suite.

### En-suite

UPVC double glazed window to front, double shower cubicle with shower off the mains, vanity unit with hand basin, W/C, storage cupboard, fully tiled walls and floor.

### Bedroom 2 13' 0" x 11' 0" (3.96m x 3.35m) plus wardrobes

UPVC Double glazed window to front, fitted wardrobes with access to En-suite

### En-suite

Fitted wardrobes opening into the en-suite. UPVC Double glazed window to side, Shower cubicle with shower off the mains, wash hand basin.

### Bedroom 3 12' 0" x 12' 0" (3.65m x 3.65m) plus wardrobes

UPVC Double glazed window to rear, fitted wardrobes.

### Bedroom 4 10' 0" x 10' 0" (3.05m x 3.05m)

UPVC Double glazed window to rear, fitted wardrobes.

### Family Bathroom

UPVC Double glazed window to rear, fully tiled walls and flooring, vanity unit, hand basin, free standing bath with feature integrated wall tap, vanity back to wall W/C. anthracite heated towel rail.

### First Floor Landing

Storage cupboard, loft access-pull down ladder, half boarded with light.

### Garage

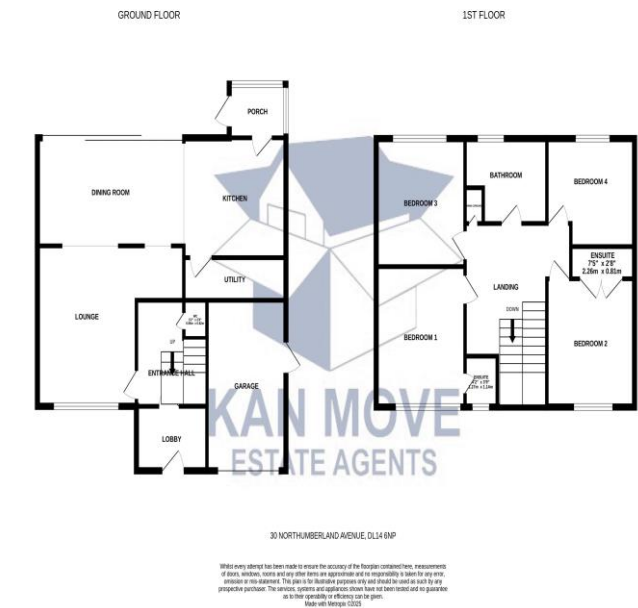
Gas boiler, up and over door, power and light.

**ANNEX**



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**KAN MOVE**  
Estate Agents

Kan Move Limited - Company no. 11972803  
38 High Street, Spennymoor, Co. Durham, DL16 6DB  
01388417270  
info@kanmove.com  
kanmove.com