



Westcott Drive

Bishop Auckland



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

We are pleased to offer to the market this surprisingly spacious three bedroom semi detached house situated on this popular estate, within easy access of all local amenities and schools. The property benefits from having Double Glazing and Gas Central Heating throughout.

The accommodation briefly comprises: Entrance Porch, Living Room, Dining Kitchen, Master Bedroom with En Suite Wet Room, Two Additional Bedrooms and Family Bathroom. Integral Garage, Front and Rear Gardens.



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ACCOMMODATION

Entrance Porch

Double glazed front door, obscured glazed window, radiator, storage cupboard and door through to the living room.

Living Room

Window overlooking the front of the property, fireplace with wood surround, marble back and hearth, inset gas fire. Coving to ceiling, dado rail, door through to the kitchen and stairs rising to the first floor.

Dining Kitchen

Fitted with a range of wall and floor units, contrasting worktops incorporating stainless steel sink unit, tiled splashbacks, space for under counter fridge and plumbing for dishwasher. Integrated electric fan oven, gas hob with extractor fan unit above. Window overlooking the rear garden, French Doors opening out onto the patio, coving to ceiling, twin lights, laminate flooring and radiator. There is space with the kitchen for a family sized dining table and chairs.

FIRST FLOOR

Landing

Storage cupboard, loft hatch and doors accessing the first floor accommodation.

Master Bedroom

Double bedroom with window to the front elevation, radiator and door accessing the en suite.

Wet Room

Fully tiled walls, non-slip flooring, mains shower, pedestal handwash basin, low level wc, radiator and obscured glazed window to the rear.

Bedroom 2

Double bedroom with built-in wardrobe and storage cupboard. Window to the front elevation and radiator.

Bedroom 3

Built-in storage cupboard, window overlooking the rear garden and radiator.

Bathroom

Panelled bath, low level wc, pedestal hand wash basin, tiled splashbacks, radiator and obscured glazed window.

EXTERNALLY

To the front of the property there is an open plan lawned garden and block paved driveway providing off street parking and leading on to the garage. The rear garden is fully enclosed, being predominately laid to lawn with planted borders, paved patio, outside cold tap, lighting and doors accessing the kitchen and garage.

Garage

Roller shutter garage door, pedestrian door accessed from the rear garden. Within the garage there is plumbing for a washing machine, gas central heating boiler, light and power.

COUNCIL TAX

Durham County Council Band C

PRICE

£165,000

TENURE

Freehold

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.


BROCHURE

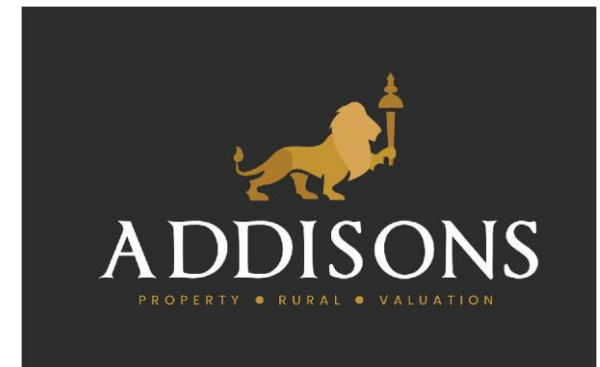
Details and photographs taken September 2024.



Floor Plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		81
69-80 C		
55-68 D	66	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



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