



Buttermere Grove, West Auckland, DL14 9LG
3 Bed - House - Semi-Detached
£160,000

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Buttermere Grove

West Auckland, DL14 9LG

Robinsons are delighted to bring to the market this extremely well presented, and much improved three bedroom semi detached family home, situated within this sought after residential development in West Auckland approximately 3 miles South West of Bishop Auckland town centre and approximately 13.5 miles South West of the City of Durham. There are good local amenities within easy reach including the new Tindale Crescent Retail Park. There are also good transport links with the A689 trunk road giving direct access to the A1. Warmed via gas Central heating and benefitting from uPVC double glazing, the property has recently under gone program of upgrading including new bathroom, new roof, partial new double glazing, media wall and landscaped garden.

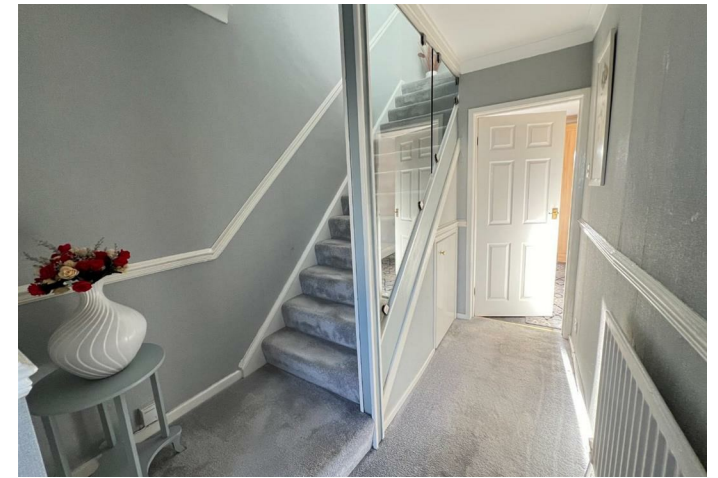
The accommodation on offer briefly comprises: Entrance porch, hallway with staircase rising to the first floor, well proportioned lounge, dining room and modern fitted kitchen to the ground floor, whilst to the first floor there are three ample sized bedrooms and a re fitted family Bathroom.

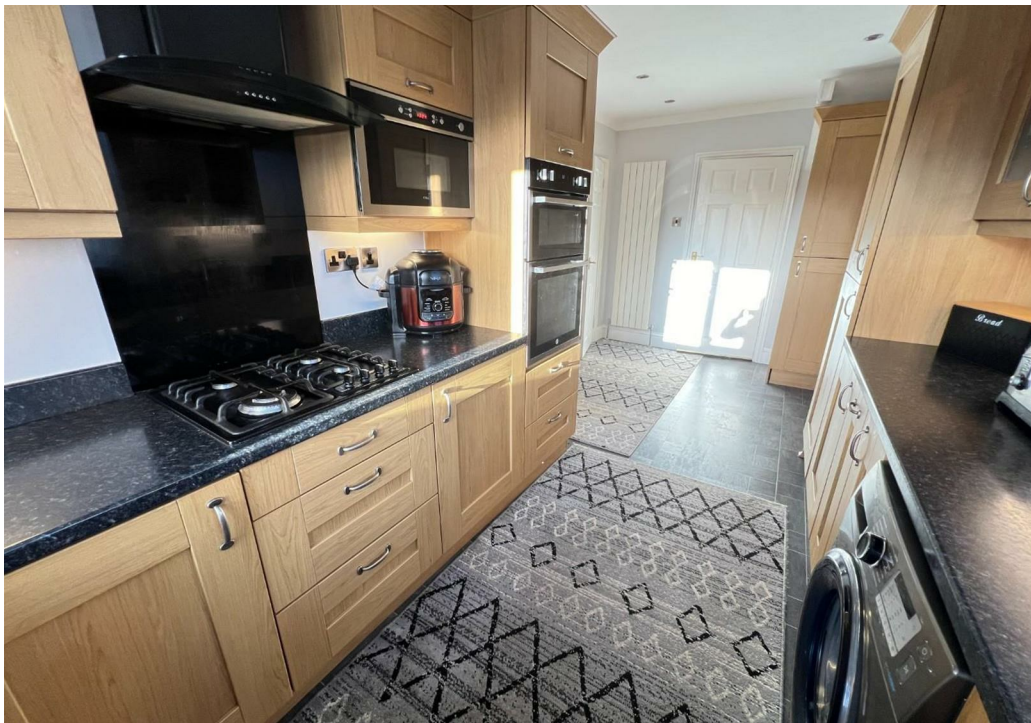
Externally there are enclosed landscaped gardens to both the front and the rear. A detached Garage provides off road parking facilities.

In our opinion this property, would make an ideal family home and therefore an early viewing is highly recommended.

Energy Efficiency Rating D | Council Tax Band B | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Porch

Entered via a uPVC glazed entrance door with full length window.

Entrance Hall

With staircase leading to the first floor, walk in storage cupboard, and under stair storage cupboard.

Lounge

13'10" x 11'5" (4.24 x 3.48)

Situated to the front of the property and with lots of natural light flooding in through a large picture window, recently installed media wall with built in electric fire and recessed display shelving with ambient lighting, and walk through to the dining room.

Dining Room

8'5" x 8'2" (2.57 x 2.51)

Providing ample space for a family size dining table and chairs and with double doors opening to the rear garden.

Kitchen

18'6" x 9'3" (5.66 x 2.84)

Fitted with a modern range of base and wall units, having contrasting worktops incorporating inset stainless steel sink unit and mixer tap. Integrated eye level double oven, gas hob with extractor hood. Space and plumbing for automatic washing machine, recessed spot lights, contemporary vertical central heating radiator, two double glazed windows, and external door opening to the side.

FIRST FLOOR

Landing

With double glazed window to the side.

Bedroom 1

11'10" x 9'6" (3.62 x 2.92)

A well proportioned double bedroom with double glazed window to the front elevation, and fitted wardrobes having sliding doors.

Bedroom 2

10'3" x 8'9" (3.13 x 2.68)

A second double bedroom with double glazed window overlooking the rear garden.

Bedroom 3

8'7" x 7'6" 5'4" (2.62 x 2.31 1.64)

An ample sized third bedroom with double glazed window to the front elevation.

Bathroom

Refitted with a modern white three piece suite comprising, walk in mains fed shower with low level w/c and wash hand basin set into vanity unit, three double glazed windows, recessed ceiling lights, tiled walls, extractor fan and chrome heated towel rail.

EXTERNAL

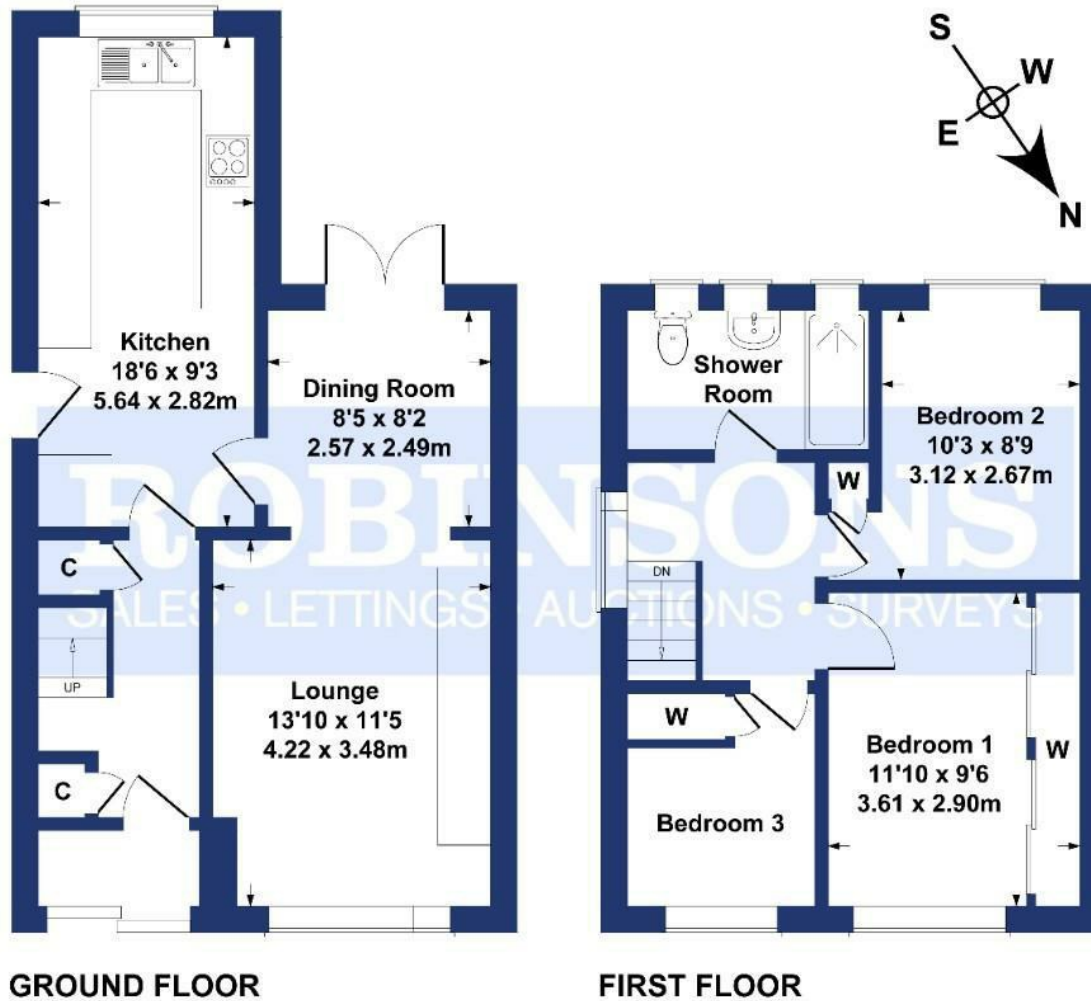
To the front of the property there is an enclosed garden, which has been designed for ease of maintenance with decorative gravel.

To the rear the landscaped garden is laid mainly to Astro turf, with sleeper borders containing an array of plants, trees and shrubs. A paved patio area provides an ideal spot for 'al fresco' dining. A detached block garage provides off road parking facilities.



Buttermere Grove

Approximate Gross Internal Area
853 sq ft - 79 sq m



| 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 | |

81

67

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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