



St. Carileph Way, Bracks Farm, DL14 7GD
4 Bed - House - Townhouse
£210,000

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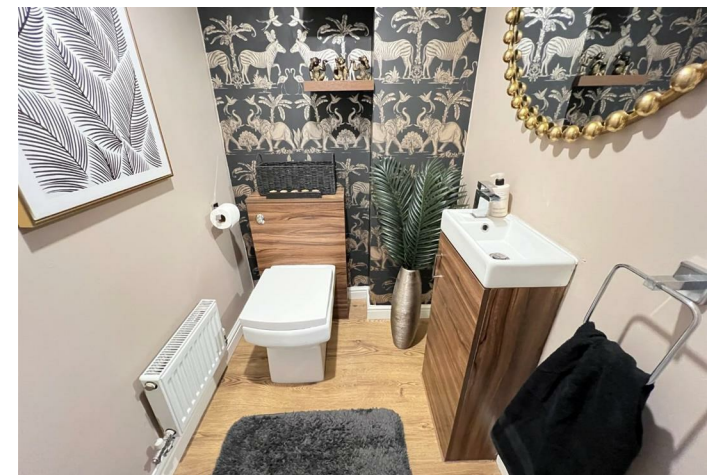
St. Carileph Way Bracks Farm, DL14 7GD

Robinsons are pleased to offer to the sales market this extremely well presented four bedroom mid town house. Situated on the ever popular residential estate of Bracks Farm. The property which is a credit to its current owner is UPVC double glazed throughout and gas central heating and would be an ideal purchase for a number of buyers. Bracks Farm lies approximately two miles from Bishop Auckland town centre where you can benefit from all the local amenities on offer including shops, schools, recreational facilities and excellent transportation networks. A viewing for this property comes highly recommended to avoid any disappointment.

In brief the accommodation comprises: to the ground floor; hallway, study, cloaks/WC, 2nd reception room and kitchen/diner. To the first floor; lounge, dining room/bedroom and shower room whilst to the second floor; three bedrooms, one being en-suite and a family bathroom. Externally to the front of the property is an open plan front garden. To the rear an enclosed garden leading to a garage and drive.

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

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Hall

Entered via a composite from the front, high quality flooring and stairs to the first floor

Study

10'5" x 7'4" (3.20 x 2.26)

With uPVC double glazed window to the front, high quality flooring.

Kitchen/Dining Room

16'1" x 12'9" (4.91 x 3.91)

Fitted with a comprehensive range of wall and base units having contrasting worktops incorporating single drainer sink unit with mixer tap, electric hob with extractor hood and built under double oven, integrated dishwasher, plumbing and space for an automatic washing machine, space for fridge/freezer, and uPVC double glazed window and patio door to the rear garden.

Utility

9'8" x 5'4" (2.97 x 1.63)

With worktops and shelving, plumbing for washing machine and uPVC double glazed window to the front.

WC

Fitted with a two piece suite comprising low level WC, wash basin set into vanity unit and extractor fan.

FIRST FLOOR

Landing

With storage cupboard and stairs to the second floor.

Lounge

16'0" x 10'7" (4.90m x 3.23m)

With uPVC patio doors to the front opening onto a Juliette balcony, and uPVC double glazed window also to the front.

Bedroom 2

16'2" x 9'10" 4'7" (4.93 x 3.02 1.41)

With two double glazed windows to the rear. Currently used as a bedroom but could be utilised as a playroom, extra reception room or formal dining room.

Shower Room

Fitted with a modern three piece suite comprising double walk in shower cubicle with mains fed shower, wash basin set into vanity unit, low level WC and extractor fan.

SECOND FLOOR

Landing

With storage and airing cupboard.

Bedroom 1

11'5" x 10'7" 6'3" (3.50 x 3.25 1.91)

With uPVC double glazed window to the front.

Ensuite

Fitted with a three piece suite comprising double walk in shower cubicle with mains fed shower, wash basin set into vanity unit, low level WC, uPVC panelled walls and splashbacks and uPVC double glazed window to the front.

Bedroom 3

9'10" x 8'8" (3.02 x 2.65)

With uPVC double glazed window to the rear.

Bedroom 4

9'10" x 7'0" (3.02 x 2.15)

With uPVC double glazed window to the rear.

Family Bathroom

Fitted with a three piece suite comprising panelled bath, wash basin set into vanity unit, low level WC, splashbacks and extractor fan.

EXTERNAL

To the front of the property there is an open plan small garden laid to lawn whilst to the rear there is a fence and wall enclosed garden laid to lawn with spacious paved patio and pedestrian gate leading to a single garage. The garage has an up an over door, power and lighting and is access via a double driveway providing off street parking.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7Mbps, Superfast 5640Mbps, Ultrafast 1000Mbps

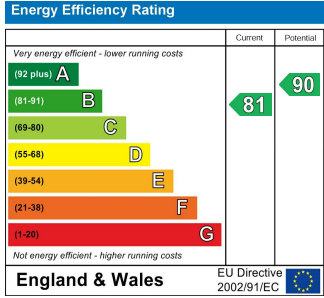
Mobile Signal/Coverage: Average-Good

Tenure Freehold

Council Tax: Durham County Council, Band D- Approx. £2203 (min)

Energy Rating: TBC





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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