



St Carileph Way, Bracks Farm, DL14 7GD
4 Bed - House - Townhouse
£170,000

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St Carileph Way Bracks Farm, DL14 7GD

* ENCLOSED REAR GARDEN AND GARAGE * LARGE FAMILY HOME *

With no onward chain Robinsons are pleased to offer to the sales market this four bedroom mid town house, which should prove to be a fantastic family home having spacious accomodation throughout, spread accross three floors and a garage to the rear.

Situated on the ever popular residential estate of Bracks Farm. The property is UPVC double glazed throughout and has gas central heating.

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 spacious accommodation comprises hallway, study, cloaks/WC, bedroom and kitchen/diner to the ground floor. Whilst to the first floor is the lounge, dining room and shower room. Whilst to the second floor are three bedrooms and family bathroom.

Externally there is small garden to the front with space for bin store. At the rear there is an enclosed garden and garage.

Contact Robinsons for further information and to arrange an internal viewing.

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

To arrange a viewing please call Robinsons on 01388 458111













GROUND FLOOR

Entrance Hall

Entered via uPVC door from the front. and with stairs to the first floor.

Study (currently used as a bedroom)

9'10" x 5'4" (3.01 x 1.64)

With uPVC double glazed window to the front

Bedroom 2

10'7" x 6'10" (3.25m x 2.10m)

With uPVC double glazed window to the front

Kitchen/Dining Room

16'1" x 12'9" 57" (4.91m x 3.89m 1.72)

Fitted with a range of wall and base units having contrasting worktops and incorporating gas hob with extractor hood and built under oven, 1.5 bowl single drainer sink unit with mixer tap, tiled splash backs, plumbing for automatic washing machine, wall mounted gas central heating boiler, laminate flooring, under stair storage cupboard, TV point, uPVC double glazed window and patio doors to the rear.

Cloaks/WC

4'0" x 4'9" (1.24 x 1.47)

Fitted with a low level WC, wash hand basin, tiled splash backs and extractor fan

FIRST FLOOR

Landing

With built in storage cupboard and stairs to the second floor.

Lounge

16'1" x 10'7" (4.90m x 3.23m)

With Upvc patio doors leading to a Juliette balcony and uPVC double glazed window to the front., Tv and telephone points.

Dining Room (currently used as a bedroom)

16'1" x 9'10" (4.90m x 3.00m)

With two uPVC double glazed windows to the rear and TV point.

Shower Room

Fitted with a double walk in shower cubicle, pedestal wash basin, low level WC, tiled splash backs and extractor fan.

SECOND FLOOR

Landing

With built in storage cupboard.

Bedroom 1

11'2" x 10'5" (3.41m x 3.20m)

With uPVC window to the front.

En-Suite

11'11" (3.65)

Fitted with a three piece suite comprising double shower cubicle with mains fed shower, pedestal wash basin, low level WC, tiled splash backs, extractor fan, towel radiator and uPVC double glazed window to the front.

Bedroom 3

9'10" x 8'9" (3.02m x 2.68m)

With uPVC double glazed window to the rear.

Bedroom 4

9'10" x 7'1" (3.02m x 2.18m)

With uPVC window to the rear elevation

Family Bathroom

6'10" x 6'3" (2.10 x 1.92)

Fitted with a three piece suite comprising panelled bath, pedestal wash basin, low level WC, and pat tiled walls.

EXTERNAL

To the front of the property there is a open plan lawned garden with brick bin store whilst to the rear there is a fence enclosed garden which is paved and gravelled with pedestrian door leading to a single garage with up and over door, power and lighting. The garage is accessed via a single driveway to the rear of the property.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps

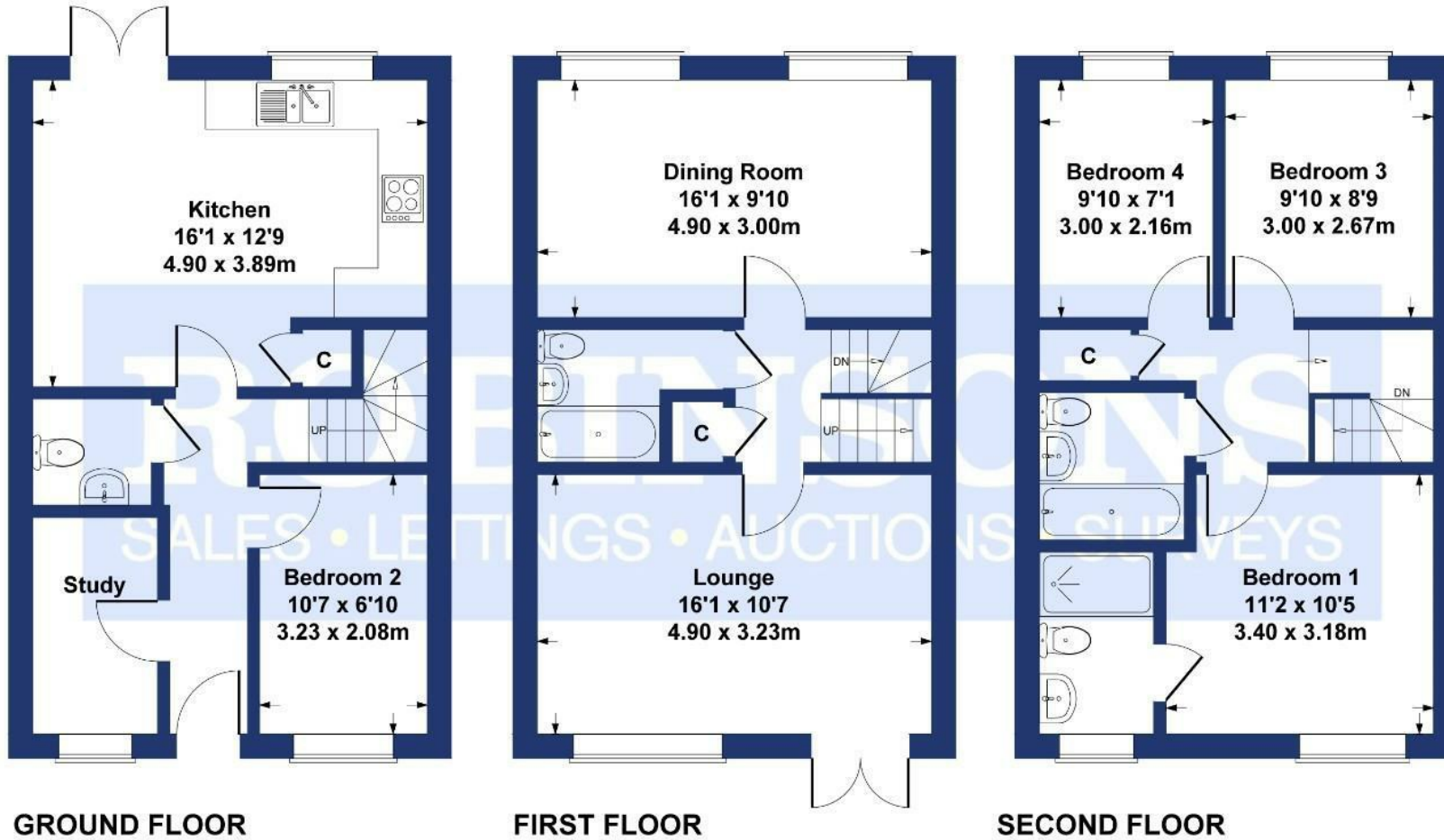
Mobile Signal/Coverage: Good

Tenure: Freehold



St Carileph Way
 Approximate Gross Internal Area
 1287 sq ft - 119 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(61-81)	B		
(49-60)	C	77	
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2022

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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