



Bradford Drive, Bracks Farm, DL14 8EE
2 Bed - House
£128,500

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Bradford Drive Bracks Farm, DL14 8EE

Nestled on Bradford Drive on the edge of the town of Bishop Auckland, this exceptionally well-presented two-bedroom mid-link house offers a perfect blend of comfort and modern living. Upon entering, you will find a welcoming atmosphere that is enhanced by the thoughtful design and contemporary finishes throughout.

The ground floor features a convenient WC, making it ideal for guests and family alike. The modern kitchen is a highlight of the home, equipped with stylish fixtures and ample storage, perfect for those who enjoy cooking and entertaining. The adjoining living area is spacious and bright, providing a lovely space to relax and unwind.

Upstairs, you will discover two generously sized double bedrooms, with fitted wardrobes to bedroom two, ensuring plenty of storage space for your belongings. The modern bathroom complements the property beautifully, offering a tranquil space to refresh and rejuvenate.

Outside, the property boasts well-maintained gardens, providing a delightful outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, off-street parking is available, adding to the convenience of this lovely home.

Situated close to transport links, this property is ideal for commuters, making it easy to access nearby towns and cities. Whether you are a first-time buyer, a small family, or looking to downsize, this delightful house on Bradford Drive is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this wonderful property your new home.

To arrange a viewing please call Robinsons on 01388 458111









GROUND FLOOR

Entrance Hall

Lounge

14'6" x 10'6" (4.43 x 3.22)

Breakfasting Kitchen

11'6" x 7'4" (3.53 x 2.26)

WC

FIRST FLOOR

Landing

Bedroom 1

14'6" x 9'1" (4.43 x 2.77)

Bedroom2

13'1", 14'10" x 7'6" (4.43 x 2.31)

Bathroom

12'2 x 6'11 (3.71m x 2.11m)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 27 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

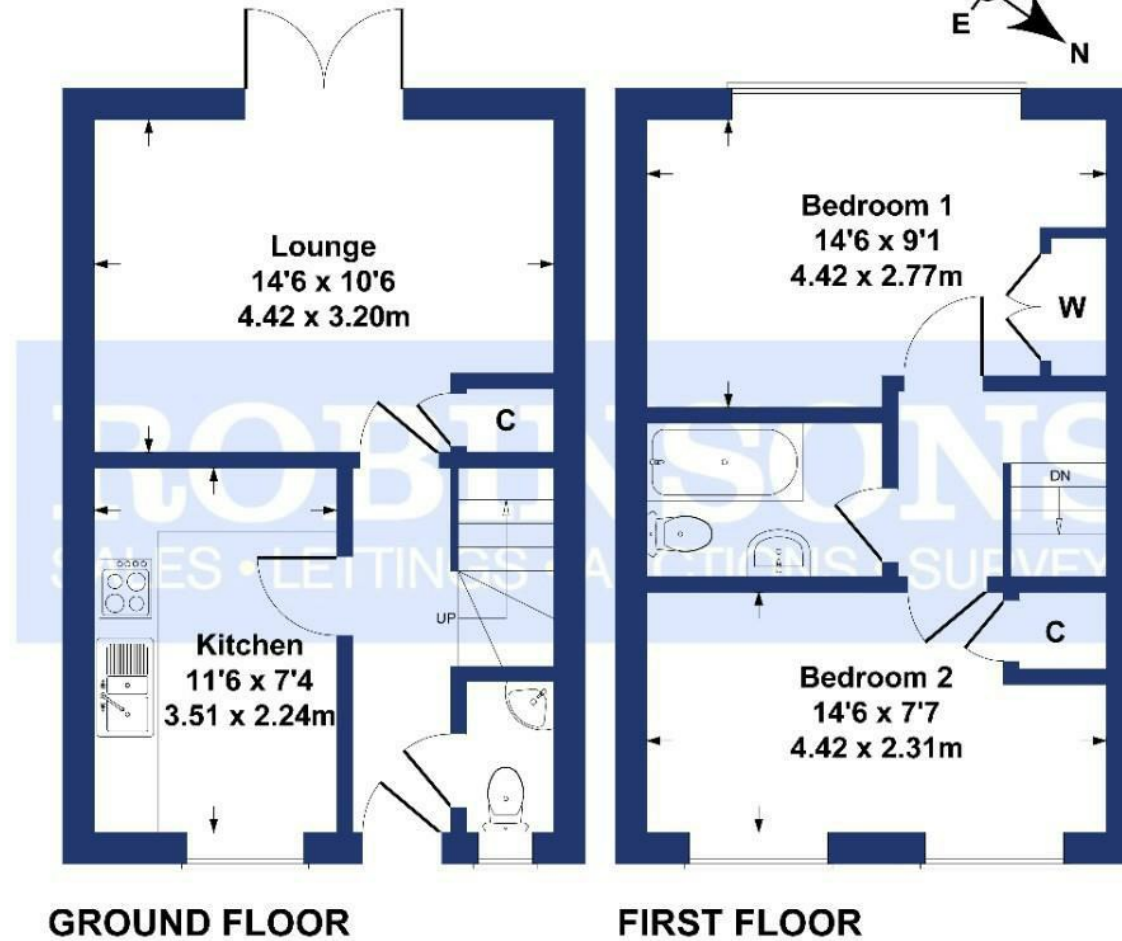
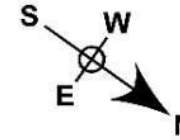
Council Tax: Durham County Council, Band A (£1621 Min)

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

Bradford Drive

Approximate Gross Internal Area
653 sq ft - 61 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B		84
(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	

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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