



ESTATE AGENTS

... the key to a successful move



Aclet Close, Bishop Auckland, Durham, DL14 6PX

**Offers in the
region of
£110,000**

- * Ideal Family Home
- * Close To Schools and Amenities
- * Situated on a Corner Plot
- * Excellent Commuter Links
- * Solar Panels & Car Charging Point

w: www.keysestateagents.co.uk

Aclet Close, Bishop Auckland, Durham, DL14 6PX

ACCOMMODATION

DESCRIPTION

Keys are pleased to offer for sale this three bedroom Semi Detached House, an ideal family home. In brief this property comprises: Hallway, lounge/diner, kitchen, utility, cloaks and to the first floor three bedrooms and a bathroom. Externally to the front of the property there is a fence enclosed lawned garden extending to a paved side and block paved driveway. Whilst to the rear there is a fence enclosed garden with wooden decked area. The property is located within easy access to all local amenities, schools and transport links. Additional benefits include solar panels and car charging points

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, laminate flooring, uPVC double glazed window with front aspect and stairs to the first floor

INNER HALL

Ceiling light point, under stairs storage cupboard, laminate flooring, radiator.

LOUNGE/DINER 12'2" x 22'0" (3.72m x 6.73m)

Coving to the ceiling, feature fire surround housing coal effect fire, radiators, laminate wood effect flooring, ceiling light points, uPVC double glazed window with front aspect, uPVC double glazed french doors to outside

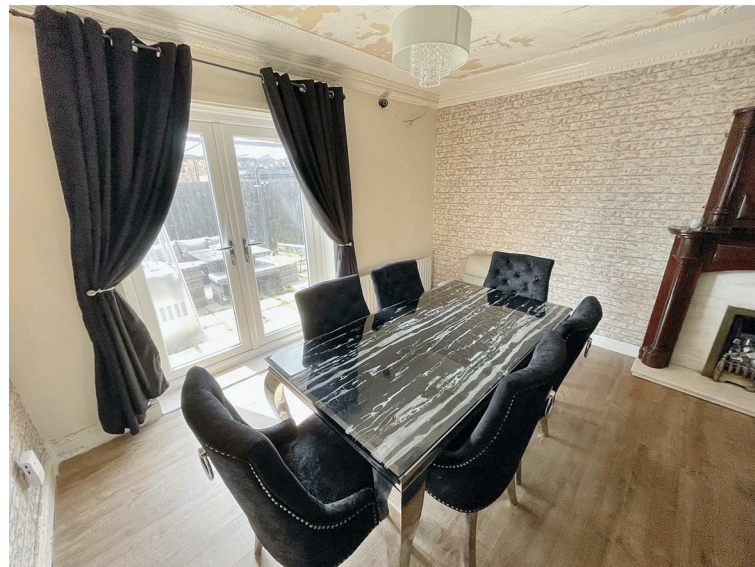


Lounge Area



Dining Area

Additional Plc



KITCHEN 11'5" x 8'1" (3.50m x 2.47m)

Fitted with a range of wall and base units with co-ordinating worktops incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, built in electric oven and gas hob with extractor hood over, spaces for appliances. Ceiling light point, part wall tiled, wood effect laminate flooring, uPVC double glazed window with rear aspect, archway through to the dining area.

Aclet Close, Bishop Auckland, Durham, DL14 6PX



UTILITY ROOM 9'9" x 11'1" (2.99m x 3.39m)

Coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, uPVC double glazed window



BEDROOM 2 12'4" x 9'1" (3.78m x 2.77m)

Ceiling light point, radiator, cupboard housing wall mounted gas central heating boiler, uPVC double glazed window with rear aspect. Access to loft access point.



CLOAKROOM

Fitted with a two piece cloakroom suite comprises low level WC, wash hand basin. Ceiling light point, tiled walls, uPVC double glazed window



BEDROOM 3 2.67m x 2.54m

Ceiling light point, radiator, built in over stairs storage cupboard, uPVC double glazed window with front aspect.

FIRST FLOOR

BEDROOM 1 12'4" x 10'0" (3.78m x 3.05m)

Built in storage cupboard, ceiling light point, radiator, laminate wood effect flooring, uPVC double glazed window with front aspect

Aclet Close, Bishop Auckland, Durham, DL14 6PX



BATHROOM 6'9" x 5'11" (2.06m x 1.81m)

Fitted with a three piece white suite comprises: panelled bath, pedestal wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring



OUTSIDE

Externally to the front of the property of the property there is fence enclosed lawned garden extending to a paved side and block paved driveway. Whilst to the rear there is a fence enclosed garden with wooden decked area.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold

Offer Procedure

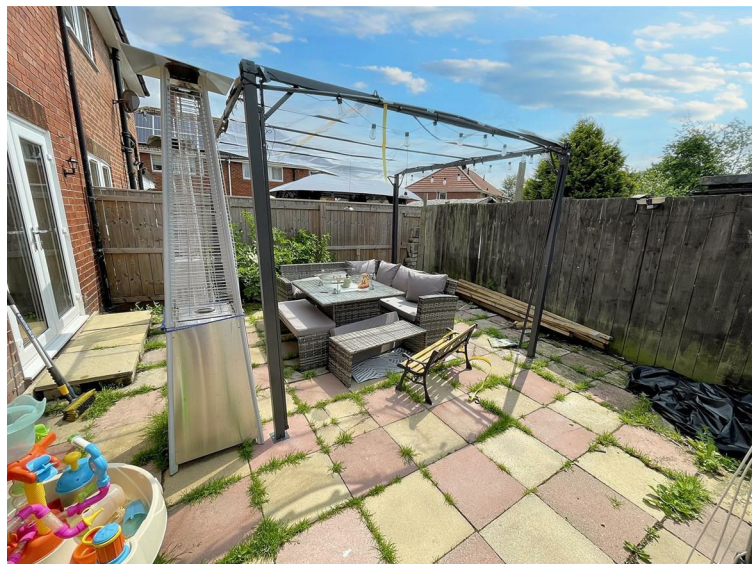
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

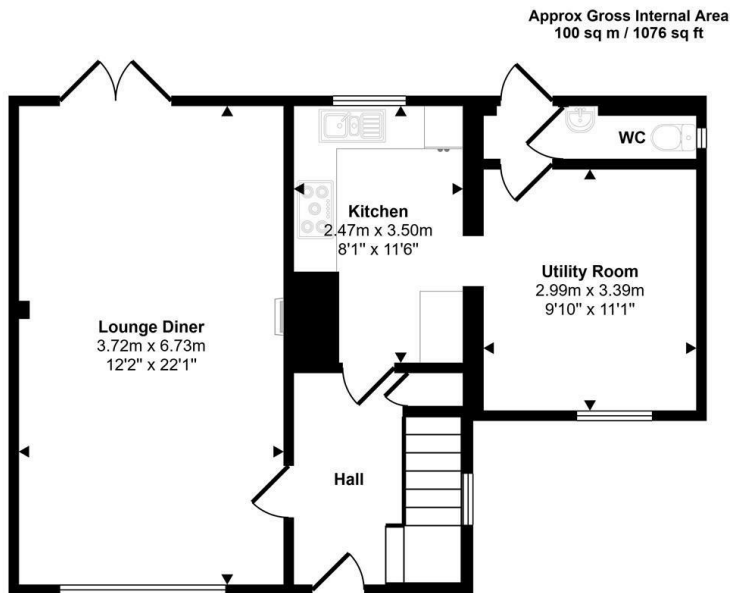
Subject to contract. Vacant possession on completion.

Aclet Close, Bishop Auckland, Durham, DL14 6PX

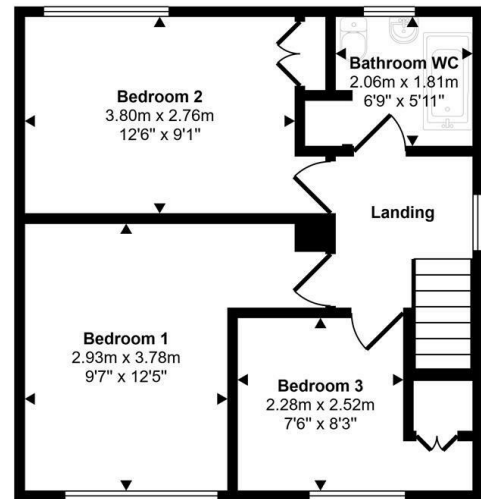


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	89
(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	



Ground Floor
Approx 57 sq m / 613 sq ft



First Floor
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required