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Granville Road Bishop Auckland, DL14 6UD

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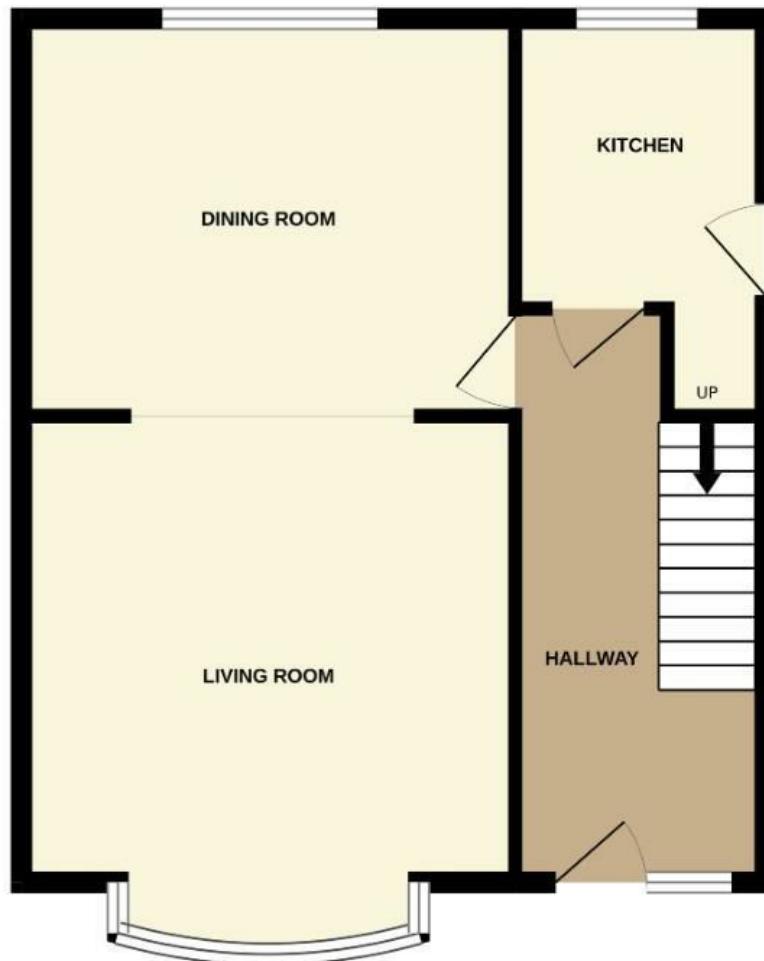
Price £180,000

Set within a unique plot featuring a superb rear garden is this spacious three bedrooomed semi-detached property situated on Granville Road, Bishop Auckland. The property is offered to the market with no onward chain and is located within a quiet cul-de-sac in a popular area of the town, allowing access to a range of local amenities from primary and secondary schools, supermarkets, retail stores local shops and hospital. Further amenities are available in the nearby retail park and there is also an extensive public transport system in the town via both bus and rail providing regular access to neighbouring towns and villages.

In brief, the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, to the front there is a walled, block-paved courtyard with carport leading to the single garage providing ample off street parking. To the rear, the property boasts an extensive, well maintained garden which is mainly laid to lawn and features an array of well established trees, bushes, and shrubbery. Patio spaces are ideal for outdoor seating and hosting, while greenhouses and raised flower beds are perfect for avid gardeners.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Living Room

14'1" x 13'5"

Bright and spacious living room located to the front of the property with plenty of space for furniture and benefiting from neutral decor, feature fire surround and large bay window allowing lots of natural light.

## Dining Room

12'9" x 12'7"

The dining room is another well-sized reception room with plenty of space for furniture, neutral decor and window to the rear elevation overlooking the garden.

## Kitchen

10'9" x 6'9"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs, sink/drainer, free standing cooker and overhead extractor hood. Space is available for further free standing appliances along with pantry area with plumbing for a washing machine and door to the side elevation.

## Master Bedroom

14'1" x 12'2"

The master bedroom is generously sized with space for a king sized bed and further furniture, with large bay window to the front elevation allowing lots of natural light.

## Bedroom Two

12'2" x 10'9"

The second bedroom is another great size with room for a double bed and further furniture with large window to the rear elevation overlooking the garden.

## Bedroom Three

7'6" x 6'10"

Bedroom three is a large single room with window to the front elevation.

## Bathroom

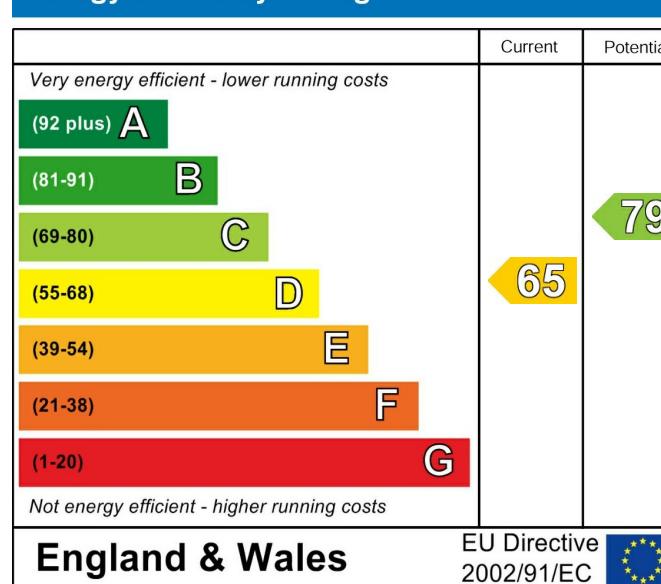
7'3" x 6'2"

Family bathroom fitted with a panelled bath with overhead shower, wash hand basin and WC with frosted window to the side elevation.

## External

Externally, to the front, there is a walled, block-paved courtyard with carport leading to the single garage providing ample off street parking. To the rear, the property boasts an extensive, well maintained garden which is mainly laid to lawn and features an array of well established trees, bushes, and shrubbery. Patio spaces are ideal for outdoor seating and hosting, while greenhouses and raised flower beds are perfect for avid gardeners.

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



