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Tunstall Grove Bishop Auckland, DL14 0RY

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£110,000

Set within a substantial corner plot is this two bedroomed, semi detached family home on Tunstall Grove, Bishop Auckland. The property benefits from a single garage and driveway, large front garden with steps leading to the main entrance, along with a conservatory and enclosed garden to the rear. The property is situated within a highly sought after residential development located just a short distance from both the town centre and the Tindale Crescent retail park allowing for access to a large array of amenities, including both primary and secondary schools, supermarkets, local stores, healthcare services, restaurants, entertainment facilities and popular high street shops. There is an an extensive public transport system providing access to the neighbouring towns and villages, as well as places further afield including Darlington, Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

In brief the property comprises; an entrance porch leading into the open plan living room/dining room, kitchen and conservatory to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally, the property is set within a quiet corner plot with a tiered garden to the front mainly laid to lawn with patio areas and hedged border, along with single garage and driveway proving ample storage and off street parking. To the rear, there is a further enclosed garden mainly lawned with perimeter borders and pond offering a fantastic opportunity for wildlife to reside.

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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Living Room

15'5" x 11'8"

The living room is substantially sized and provides ample space for furniture along with French doors and window leading into the conservatory.

Dining Room

7'11" x 7'8"

The dining area is open plan leading from the living area, offering space for a table and chairs, further furniture and window to the front elevation.

Kitchen

7'8" x 7'1"

The kitchen is fitted with a range of wooden wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances and window to the rear elevation.

Conservatory

12'1" x 9'6"

The conservatory is a great addition to the property, providing a further seating area overlooking the garden. Door to the side leads out onto the patio area.

Master Bedroom

12'5" x 8'7"

The master bedroom is a spacious double bedroom with space for a king sized bed, further furniture and is fitted with a built in storage cupboard. Window to the rear elevation.

Bedroom Two

10'9" x 8'7"

The second bedroom is a further double bedroom with

space for further furniture and window to the rear elevation.

Bathroom

7'6" x 5'6"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

External

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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.





