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Newton Grange Toronto, Bishop Auckland, Durham,
DL14 7RP

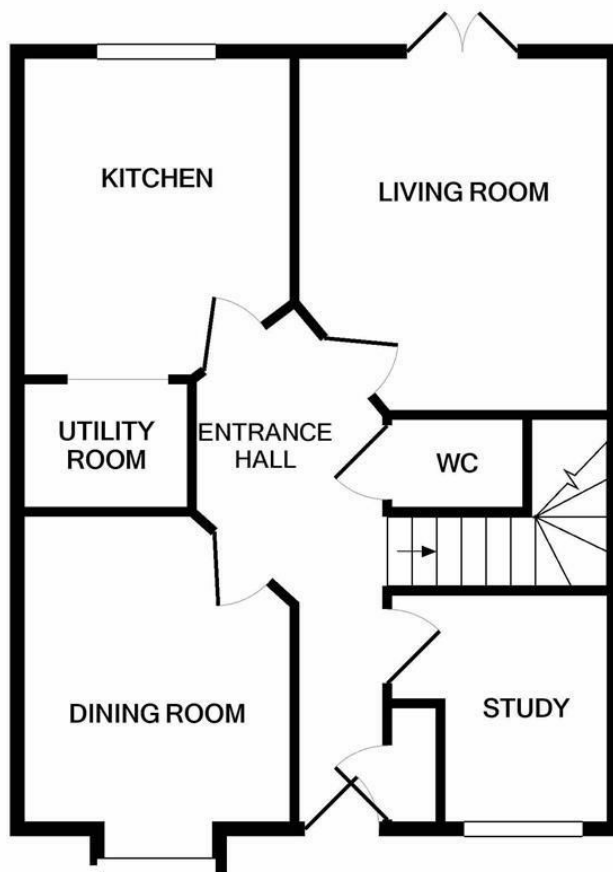
Newton Grange Toronto, Bishop Auckland, Durham, DL14 7RP

Price £255,000

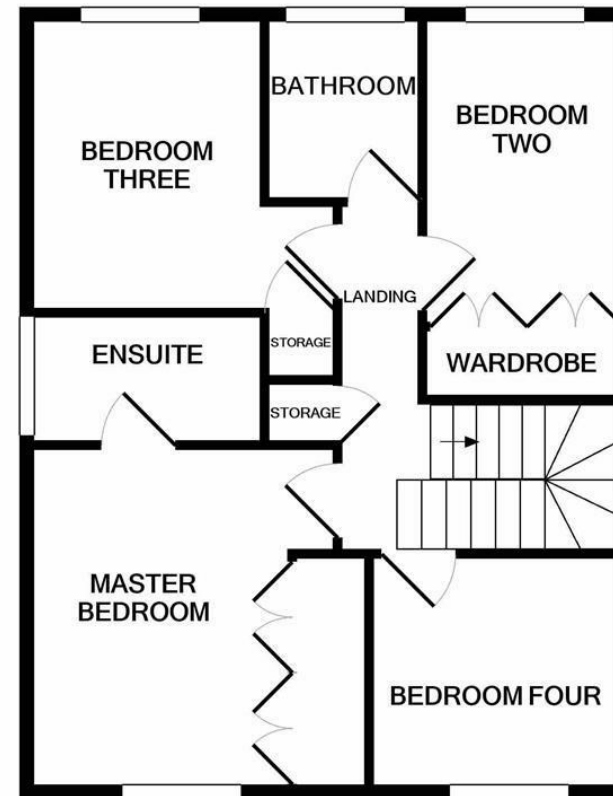
Immaculately presented four bedroomed detached house, located at Newton Grange, Toronto, within walking distance of historic Bishop Auckland. Bishop Auckland is a rural market town, Auckland Castle and surrounding gardens. The village is set in a rural location not far from Weardale and within easy reach of schools, shops, healthcare, pubs, restaurants, and supermarkets. There are buses to Darlington and Durham half hourly from Bishop Auckland and trains to Darlington and on to main line East Coast stops to Edinburgh, York or London. The village is less than an hour from Newcastle upon Tyne by road and it is commutable to York, Northallerton and Richmond. The A1M is nearby, and the A689 leads to the A19 and Teesside. The village is close the North Pennines AONB (area of outstanding natural beauty) and Bishop Auckland enjoys buses and steam trains to Stanhope in Weardale. It is also close to Teesdale and Barnard Castle.

This property is an ideal family home, benefiting from a landscaped garden, detached garage and drive with easy parking for three cars and deceptively spacious house. It briefly comprises; a spacious entrance hallway, living room, dining room, study, WC, kitchen/breakfast room and utility to the ground floor whilst the first floor accommodates the four good sized bedrooms and family bathroom. Externally to the front are well established shrubs and plants, to the side is the driveway which leads to the detached garage. To the rear of the property is the large garden which is mainly laid to lawn, with floral borders and patio area ideal for outdoor furniture.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
	78	86
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	

Entrance Hall

The spacious and bright entrance hallway is light and welcoming, allowing for access to the ground floor reception rooms as well as the staircase which ascends to the first floor landing.

Living Room

10'9" x 12'0"

The main reception room is located to the rear elevation for additional privacy, patio doors lead out to the garden, there is ample space for furniture.

Dining Room

9'4" x 9'10"

The second reception room is located to the front with a deep bay window allowing for lots of natural light. This room has ample space for a table with chairs as well as other key pieces of furniture.

Utility Room

A separate utility offers additional storage and space for appliances. There is a fitted base unit with sink drainer as well as door leading to the side elevation.

Kitchen

9'4" x 10'7"

Well proportioned kitchen fitted with a range of wall and base units, contrasting work surfaces, sink/drainers, integrated oven with hob as well as concealed cooker hood, there is also ample space for appliances and furniture such as a fridge/freezer, dishwasher as well as a table with chairs.

Study

6'9" x 7'3"

Also located to the front elevation, this room could be used for a variety of functions, ideally used as a home office/study but would also make a great play room.

Cloakroom

Comprising of a low level WC and wash hand basin.

Master Bedroom

10'5" x 11'9"

The master bedroom is a great sized room, with a fitted double wardrobe for storage, offers ample space for a king or double sized bed as well as offering space for other key pieces of bedroom furniture.

En-Suite

Ensuite bathroom fitted with a double shower cubicle, wash hand basin and WC. Opaque window to the side elevation.

Bedroom Two

6'8" x 10'6"

The second bedroom is another good size, benefiting from neutral décor, fitted wardrobes and window to the rear overlooking the garden.

Bedroom Three

7'7" x 9'7"

Third bedroom is a further spacious room, with a single fitted wardrobe and located to the rear with views over the garden.

Bedroom Four

7'2" x 9'0"

Fourth bedroom which could also be utilised as a home office or play room.

Bathroom

Family bathroom which contains a panelled bath with perimeter tiling, WC and wash hand basin. Opaque window to the rear elevation

Outdoor Space

To the rear of the property there is a patio area ideal for outdoor furniture, lawned garden and perimeter borders. There is a single detached garage with long drive providing secure off street parking.

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.

