Peter Clark
Property Services Ltd.









3 Front Street, Bishop Auckland, DL14 9HW

£189,950

Rarely available on the market this charming three bedroom cottage overlooks the attractive village green and offers comfortable spacious living accommodation which benefits from gas central heating and is double glazed. The entrance hall has a downstairs cloakroom, a comfortable lounge overlooks the front garden leading to the dining room, conservatory and a well fitted kitchen. On the first floor are three good sized bedrooms and a family bathroom WC. Outside is a front garden area partly walled with ornamental pond and patio while at the rear is a lawned area with parking and access to a large garage/workshop providing secure parking for a number of vehicles. We would recommend internal inspection to fully appreciate this lovely family home.

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Ground Floor

Entrance Hall
Has composite entrance door and central heating radiator.

Cloakroom



Comprises WC, hand wash basin and central heating chrome towel radiator, illuminated mirror and shaver socket.

Lounge 13'6 x 12'2 (4.11m x 3.71m)



Has feature fire surround inset with living flame gas fire. and central heating radiator.

Dining Room 14'1 x 12'4 (4.29m x 3.76m)



Has built in storage, central heating radiator and French doors opening on to the conservatory.

Kitchen 9'5 x 7'9 (2.87m x 2.36m)





Has a range of fitted wall and base units, laminate work surfaces, plumbing for washing automatic machine and central heating radiator.

Conservatory 9'6 x 9'3 (2.90m x 2.82m)



Has feature stone finish wall and tiled floor.

First Floor

Landing
With spindle stairhead

Bedroom 1 12'3 x 10' (3.73m x 3.05m)



Has central heating radiator.

Bedroom 2 12'5 x 10'9 (3.78m x 3.28m)



Has feature period fireplace and central heating radiator.

Bedroom 3 9' x 6'9 (2.74m x 2.06m)



Has central heating radiator

Bathroom WC




Has white suite comprising: panel bath, shower cubicle with mixer shower, WC, hand wash basin in vanity unit, UPVC cladding to walls, laminate flooring and central heating radiator.

Outside







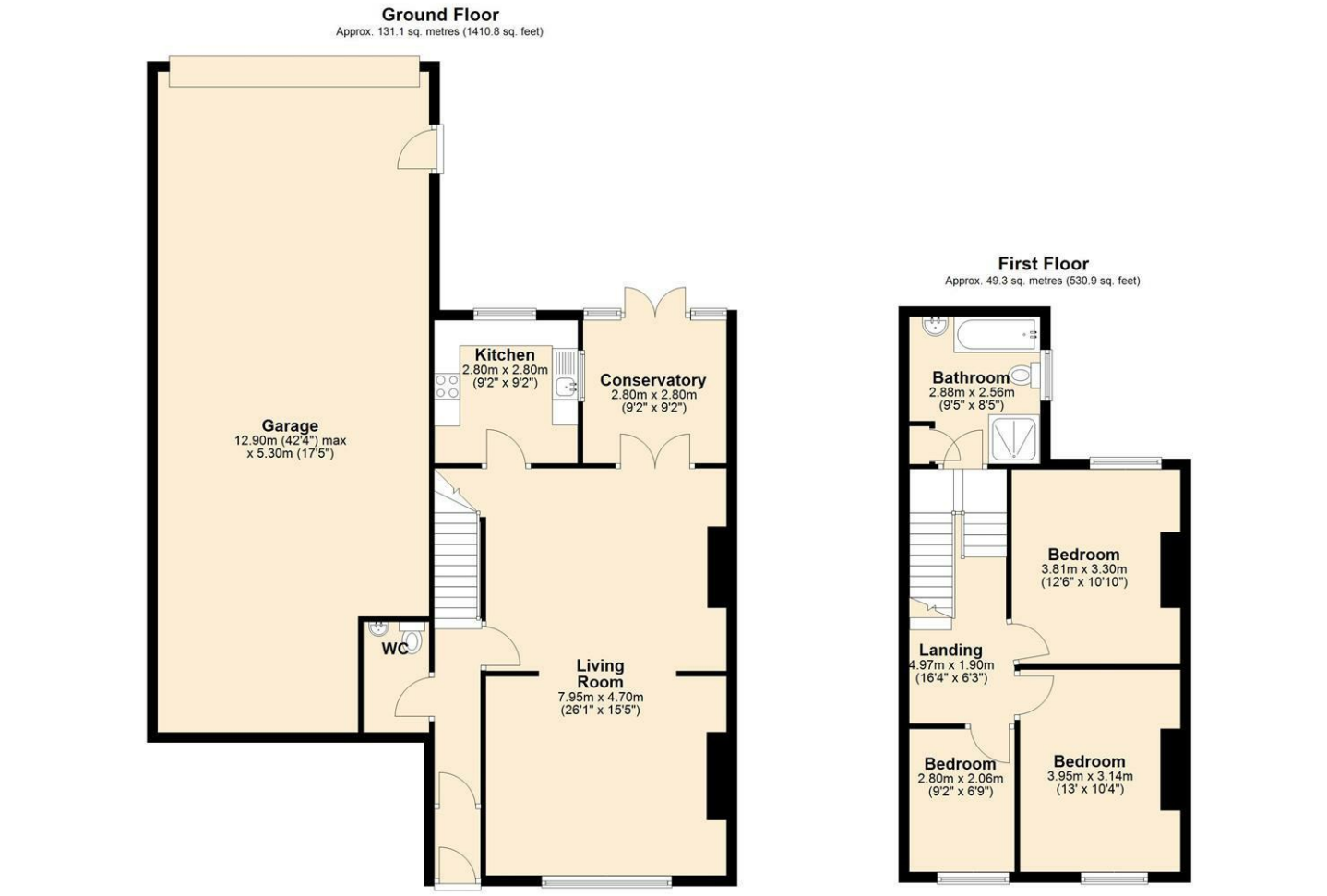


To the front of the property is a pleasant part walled garden with patio, mature trees and shrubs, ornamental pond and planted area. To the rear of the property is a garage / workshop measuring 42' x 18' fitted with a remote control roller shutter door, mains power and lighting, sink unit and wall mounted gas boiler. There is a well kept lawn area with further off road parking and enclosed courtyard.

Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASURMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

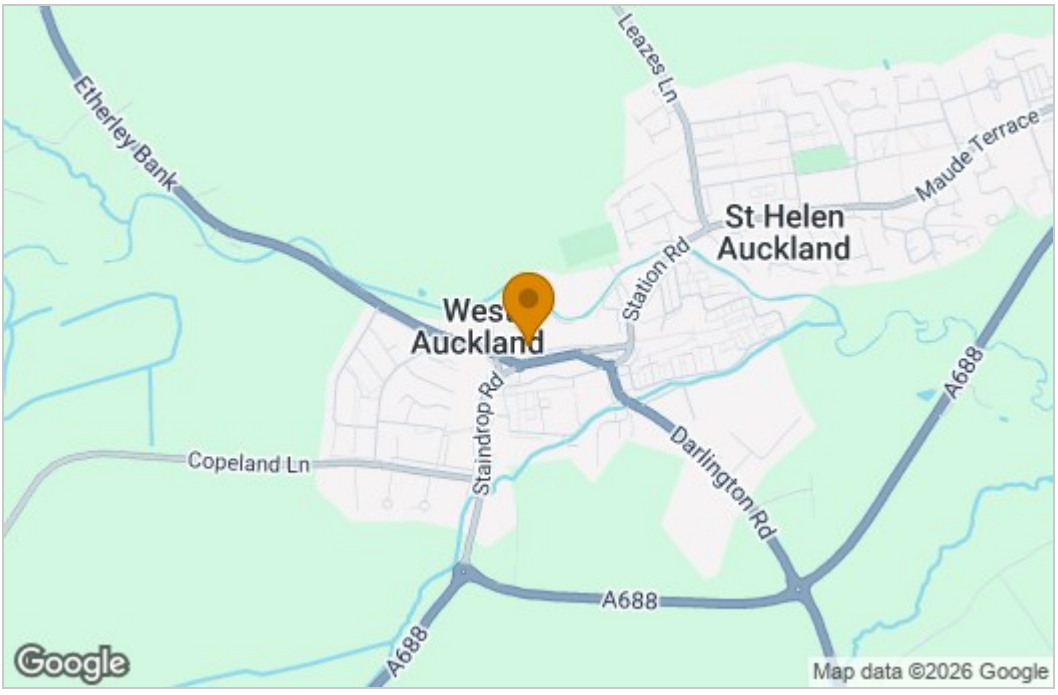
Floor Plan



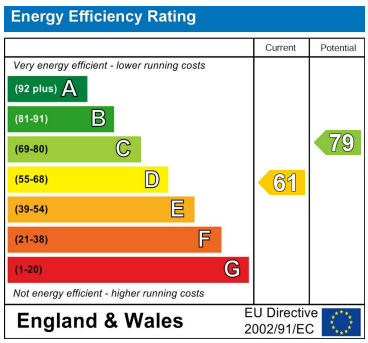
Total area: approx. 180.4 sq. metres (1941.7 sq. feet)

3 Front Street, West Auckland

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.