



## Meadow View

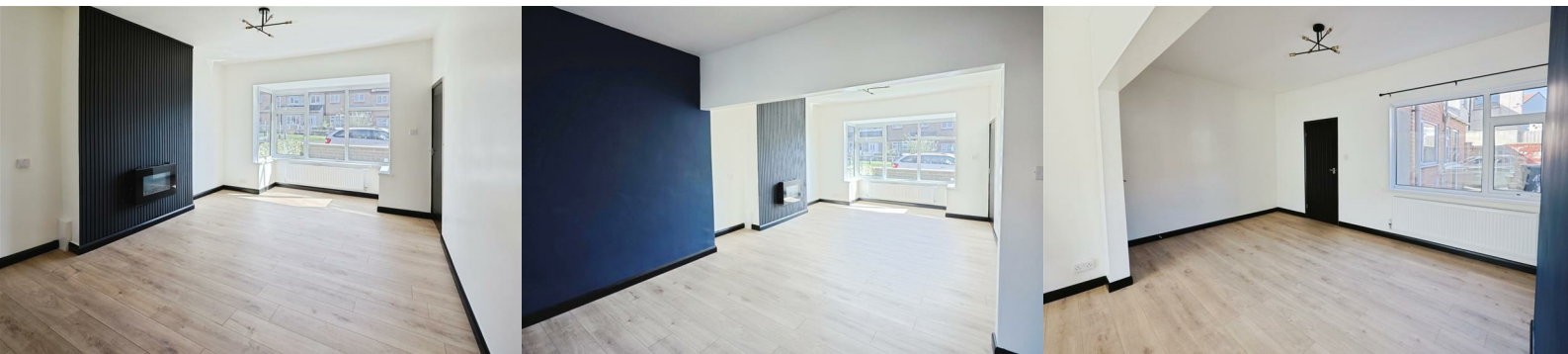
West Auckland, Bishop Auckland, DL14 9HB

Offers Over £80,000



Newly refurbished, two bedroomed terraced property located on Meadow View in West Auckland. The property benefits from a new kitchen, bathroom, flooring and decor throughout. Offered to the market with no onward chain, the property would be ideal for first time buyers and investors alike and is located just a short distance from local amenities such as the local primary school, convenience stores and local shops. Further facilities are available in the nearby Tindale Retail Park and Bishop Auckland's town centre, including supermarkets, restaurants, high street retail stores and independent stores. There is a regular bus service and both the A68 and A688 are close by, ideal for commuters.

In brief the property comprises; an entrance hall leading through into the open-plan living room and dining room, newly fitted kitchen, utility area and cloakroom to the ground floor. Whilst the first floor contains the master bedroom, second double bedroom and family bathroom. Externally the property has a enclosed yard to the rear with gated access to the rear, to the front on street parking is available.



### Living Room 24'7" x 12'8" (7.5 x 3.87)

Bright and spacious living room located to the front of the property, with modern decor, new carpets and window to the front elevation.

### Dining Room 16'0" x 10'2" (4.9 x 3.1)

Open plan leading on from the living area, again with new carpets, ample space for a table and chairs and window to the rear elevation.

### Kitchen 10'8" x 7'1" (3.26 x 2.17)

The kitchen is newly fitted with a range of contemporary wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

### Utility Room 7'1" x 6'10" (2.17 x 2.1)

Providing space for additional storage and appliances.

### Cloakroom 7'1" x 2'9" (2.17 x 0.85)

Fitted with a WC and wash hand basin.

### Master Bedroom 14'1" x 12'9" (4.3 x 3.9)

The master bedroom is a spacious double bedroom with room for a king sized bed along with further furniture. Benefiting from modern decor, new carpets and window to the front elevation.

### Bedroom Two 12'9" x 10'2" (3.9 x 3.1)

The second bedroom is another generous double bedroom with window to the rear elevation.

### Bathroom 10'9" x 7'2" (3.3 x 2.2)

The family bathroom has been newly installed, fitted with a free standing bath, double walk in shower cubicle, WC and wash hand basin. Fully tiled and window to the side elevation.

### External

Externally, the property has a enclosed yard to the rear with gated access to the rear, to the front on street parking is available.

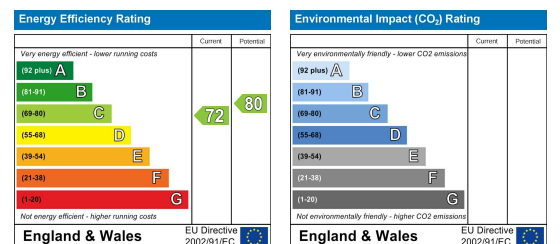
### Area Map



### Floor Plans



### Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.