



HUNTERS[®]
HERE TO GET *you* THERE

Woodhouse Lane Bishop Auckland, DL14 6JT

Woodhouse Lane Bishop Auckland, DL14 6JT

Price £400,000

Immaculately presented three bedroomed detached bungalow set within a generous plot. This property benefits from stunning surrounding gardens as well as a large gated driveway and garage for off street parking. Pleasantly positioned just a short distance from Bishop Auckland's town centre, allowing for access to a range of amenities from supermarkets to popular high street stores, retail shops, cafes and restaurants. There is an extensive public transport system in the area allowing for regular services to neighbouring towns and villages as well as to further afield places including Darlington , Durham, Newcastle and York. It is also great for commuters with easy access to the A688 and is only approx. 0.9miles from the ever expanding Tindale Retail Park, which has a further range of supermarkets, high street stores and food outlets.

In brief the property comprises; an entrance hall leading into the living room, kitchen, dining room, garden room and utility room. There are three spacious bedrooms, two with ensembles and the main family bathroom. Externally, the property has a large gated driveway leading to the single garage providing ample parking. Surrounded by an extensive lawned garden, the property boasts a superb outside space with perimeter borders hosting an array of mature flowers, bushes and shrubbery, along with a patio space ideal for outdoor seating and hosting.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND 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.
Made with Metropix C320i

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

17'8" x 13'8"
Bright and spacious living room, providing ample space for furniture, neutral decor and large window to the front elevation.

Kitchen

12'0" x 9'10"
The kitchen is fitted with a range of wood effect wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Benefiting from integrated appliances including an oven, hob, overhead extractor, fridge/freezer and dishwasher.

Dining Room

14'1" x 12'0"
The dining room is a great size with space for a dining table and chairs, further furniture and window to the side elevation.

Garden Room

15'5" x 14'1"
The garden room is a great addition to the property, providing a further seating area overlooking the garden with multi-fuel stove and French doors which open out onto the patio area.

Utility Room

8'1" x 5'10"
The utility room provides additional storage along with space for a washing machine and dryer.

Master Bedroom

14'2" x 11'11"
The master bedroom is a generous double bedroom, with space for a king sized bed, benefits from built in wardrobes and window to the rear elevation.

Ensuite

6'6" x 5'1"
The ensuite contains a single shower cubicle, WC, heated towel rail and wash hand basin.

Bedroom Two

11'10" x 9'1"
The second bedroom is another double bedroom with window to the front elevation.

Ensuite

9'1" x 2'9"
The ensuite is fitted with a single shower cubicle, WC and wash hand basin.

Bedroom Three

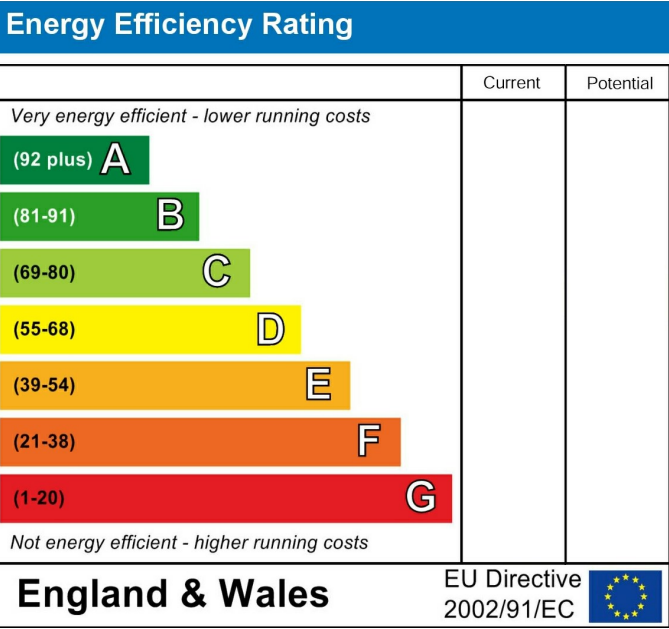
13'1" x 8'4"
The third bedroom is another double bedroom with window to the rear elevation.

Bathroom

13'1" x 8'4"
The bathroom contains a panelled bath, WC and wash hand basin.

External

Externally, the property has a large gated driveway leading to the single garage providing ample parking. Surrounded by an extensive lawned garden, the property boasts a superb outside space with perimeter borders hosting an array of mature flowers, bushes and shrubbery, along with a patio space ideal for outdoor seating and hosting.



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.











