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South Church Road Bishop Auckland, DL14 7JU

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Price £110,000

Modern three bed roomed, mid-terrace property located on South Church Road in Bishop Auckland. This deceptively spacious family home is situated in a prime town centre location and features new composite doors to the front and rear, new interior oak doors, generously sized rooms throughout along with a low maintenance rear yard fitted with an electric garage door offering secure off-street parking. Located within walking distance of Bishop Auckland's town centre, providing access to an array of amenities including popular local primary and secondary schools, healthcare services, supermarkets and an extensive public transport system which allows for access to both the neighbouring towns and villages as well as further afield places such as Darlington, Durham, Newcastle and York. The historic City Of Durham is approx. 13 miles away and Newcastle-Upon-Tyne is approx. 35 miles away.

In brief, the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and shower room. Externally to the front, there is a walled forecourt with on street parking available. To the rear, there is a low maintenance yard laid with artificial turf and storage shed, along with an electric garage door allowing access from the roadside and creating off street parking within.

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GROUND FLOOR



1ST FLOOR



## 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		
EU Directive 2002/91/EC		

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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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## Living Room

14'9" x 13'6"

Bright and spacious living room located to the front of the property offering ample space for furniture and benefits from a large bay window allowing plenty of natural light.

## Dining Room

13'9" x 12'0"

Open-plan from the living room, the second reception room is another great size having plenty of space for a dining table, chairs and further furniture, with window to the rear elevation.

## Kitchen

9'10" x 6'11"

The kitchen is fitted with a range of high gloss wall, base and drawer units, contrasting work surfaces and splashbacks, sink/drainer, integrated electric double oven, gas hob with overhead extractor hood, fridge/freezer and washing machine. Space is available for further free standing appliances and patio door leads out into the rear yard.

## Master Bedroom

12'10" x 8'8"

The master bedroom is generously sized offering space for a king sized bed and further furniture, featuring modern decor, fitted wardrobes and large window to the front elevation.

## Bedroom Two

12'1" x 10'9"

The second bedroom is another large double room benefiting from neutral decor and large window to the rear.

## Bedroom Three

12'5" x 6'6"

Bedroom three is a large single bedroom featuring neutral decor and window to the front elevation.

## Bathroom

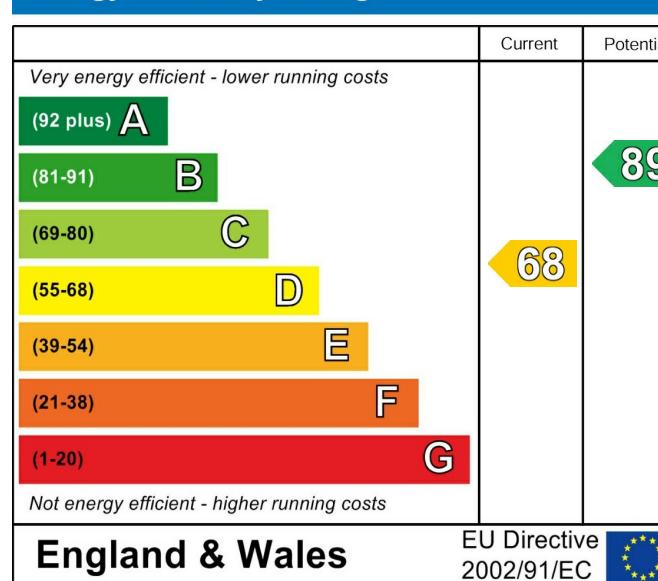
9'8" x 6'10"

The family bathroom is fitted with a double walk-in shower cubicle with rainfall showerhead, heated towel rail, WC and sink set within a vanity unit. Frosted window to the side elevation.

## External

Externally to the front, there is a walled forecourt with on street parking available. To the rear, there is a low maintenance yard laid with artificial turf and storage shed, along with an electric garage door allowing access from the roadside and creating off street parking within.

## Energy Efficiency Rating



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.



