



Langdale Walk

Bishop Auckland, DL14 0RF

Offers In Excess Of £90,000



Modern two bedroomed mid-terrace property offered for sale with no onward chain located on Langdale Walk, Bishop Auckland. Situated just a short distance from both the town centre and the Tindale Crescent retail park allowing for access to a large array of amenities, including both primary and secondary schools, supermarkets, local stores, healthcare services, restaurants, entertainment facilities and popular high street shops. There is an an extensive public transport system providing access to the neighbouring towns and villages, as well as places further afield including Darlington, Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

In brief the property comprises; an entrance hall leading into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, second double bedroom and family bathroom. Externally the property has a gravelled forecourt to the front while to the rear, there is a large rear garden, enclosed with decking ideal for outdoor furniture, artificially lawned area and outhouses providing additional storage. Parking is available nearby.



Living Room 13'5" x 13'1" (4.1m x 4.0m)

The living room is a great size, providing ample space for furniture and is fitted with a media wall with surround lighting and inset bioethanol flame effect fire. Window to the front elevation allows ample natural light.

Kitchen 16'8" x 9'8" (5.1m x 2.95m)

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drainer unit. Fitted with integrated appliances including; a double oven, hob, overhead extractor, fridge, washing machine, dishwasher and wine cooler. Ample space is available for a dining table and chairs and French doors to the rear leading into the garden.

Master Bedroom 14'5" x 8'10" (4.4m x 2.7m)

The master bedroom is generously sized and provides space for a king size bed and furniture, benefiting from built in wardrobes, neutral decor and large window to the rear.

Bedroom Two 11'6" x 9'10" (3.51m x 3.0m)

The second bedroom is a further spacious double bedroom with built in wardrobes, plenty of space for furniture, neutral decor and window to the front elevation.

Bathroom 6'5" x 5'6" (1.96m x 1.7m)

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

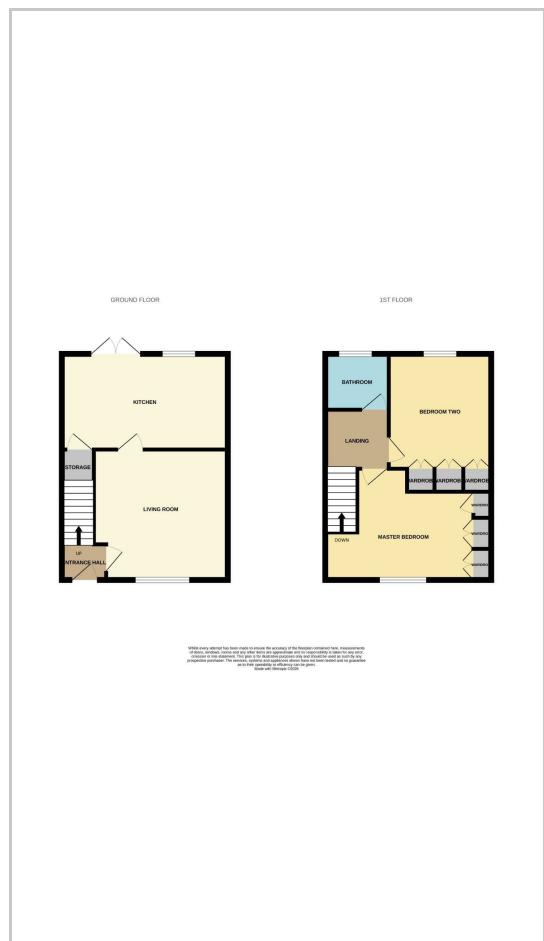
External

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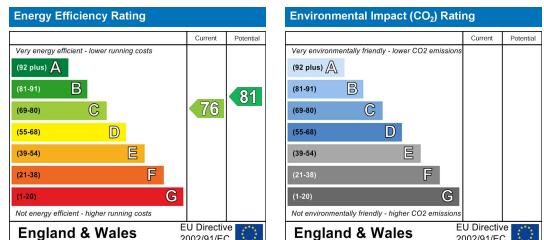
Area Map



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.