

## Three bed Semi Detached House for sale - £169,950

Watling Road - Bishop Auckland



**Council Tax Band: C**

**EPC Rating:**

An exclusive part of Bishop Auckland, Watling Road, THREE BEDROOM SEMI DETACHED house with rear garden offering a combination of lawns and mature shrubs. Long drive to Single detached Garage with power and light. Sold with no onward chain this property has been well maintained throughout with accommodation offering entrance hallway, stairs to the first floor landing. Two spacious reception rooms, Kitchen, rear porch/utility room, modern first floor Shower room, two double bedrooms with fitted wardrobes, the property benefits from Gas fired central heating system and is fully double glazed. VIEWING BY APPOINTMENT ONLY.

**Bathrooms 1**

**Beds 3**



- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING

- FIRST FLOOR SHOWER ROOM
- SINGLE GARAGE AND LONG DRIVEWAY
- EXTENSIVE GARDEN TO THE REAR

SCAN FOR DETAILS

### **Entrance Hall**

UPVC Double glazed entrance door with top and side windows, understairs storage cupboard.

### **Reception Room One 12' 0" x 12' 0" (3.65m x 3.65m) into alcove**

UPVC Double glazed bay window to the front, feature fire surround with inset coal effect gas fire.

### **Reception Room Two 12' 0" x 12' 0" plus Bay Window (3.65m x 3.65m)**

UPVC Double glazed bay window, Feature fire surround with inset gas fire.

### **Kitchen 9' 0" x 7' 0" (2.74m x 2.13m)**

UPVC rear door to porch/utility, gas point for cooker, matching wall and base units, part tiled walls, wall mounted baxi boiler that has been serviced and maintained from installation, One 1/2 bowl stainless steel sink unit, plumbing for washing machine. Upvc double glazed window to the side.

### **First Floor Landing**

Loft Access.

### **Bedroom One 11' 0" x 10' 0" (3.35m x 3.05m)**

UPVC Double glazed window to front, fitted wardrobes with sliding mirror doors.

### **Bedroom Two 12' 0" x 11' 0" (3.65m x 3.35m)**

UPVC Double glazed window to rear, fitted wardrobes

### **Bedroom Three 7' 0" x 9' 0" (2.13m x 2.74m)**

UPVC Double glazed window to front.

### **Shower Room**

UPVC Double glazed window to rear, fully tiled double shower cubicle, glass screen with shower off the mains, vanity unit with hand basin and W/C, wall mounted heated towel rail.

### **Externally**

Lawned Garden to the front and drive, double timber gates through to long drive, Single Garage with power and light. Extensive garden to the rear with mature shrubs and lawned garden.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

