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Bradford Drive Bishop Auckland, DL14 8EE

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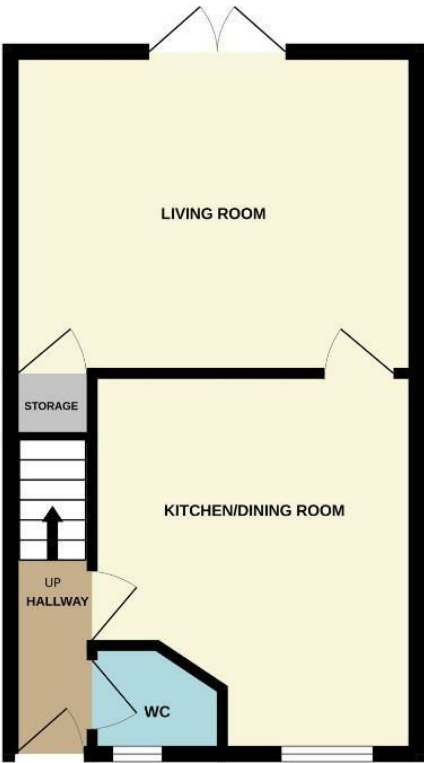
Offers Over £170,000

Immaculately presented three bedroomed, semi-detached property pleasantly situated on Bradford Drive in the ever-popular Bracks Farm development. This stunning family home boasts a fantastic second floor master bedroom with ensuite, single garage and large rear garden. Located close to the town centre, the property is just a short distance from a range of local amenities including; primary and secondary schools, supermarkets, cafes, restaurants, popular high street stores and independent stores. There is also an extensive public transport system in the area via both bus and rail allowing access to neighbouring towns and cities such as Durham, Darlington and York.

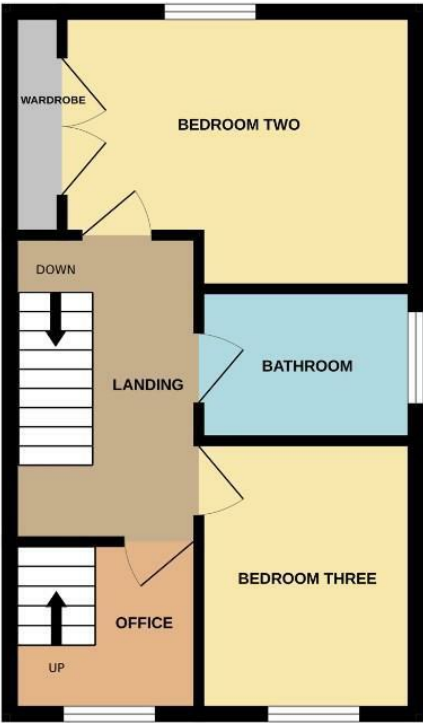
In brief, the property comprises; an entrance hall leading into the kitchen/dining room, living room and cloakroom to the ground floor. The first floor consists of two double bedrooms, the family bathroom and home office which has stairs ascending to the second floor master bedroom with ensuite. Externally to the front, the property has a private drive providing off street parking for two cars, along with a single garage with up and over door. To the rear, there is a large enclosed garden mainly laid to lawn with planter beds and patio area ideal for outdoor seating.

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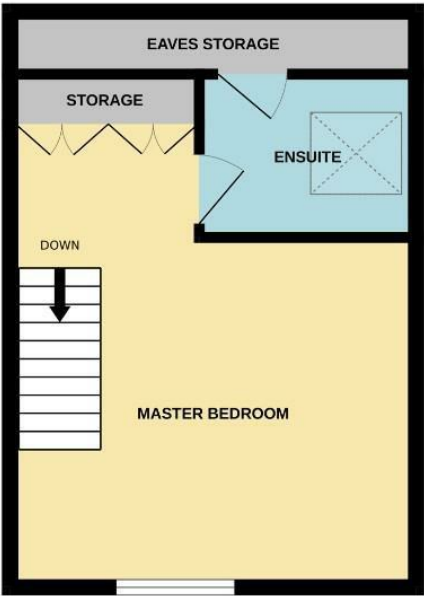
GROUND FLOOR



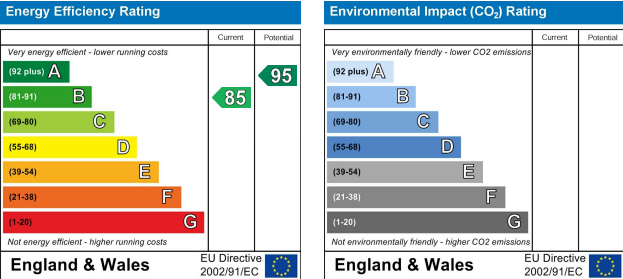
1ST FLOOR



2ND 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.
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Living Room

14'7" x 11'7"

Bright and spacious living room spanning the width of the property with plenty of space for furniture, neutral decor and French doors leading into the rear garden.

Kitchen/Dining Room

13'9" x 11'8"

The kitchen/dining room is fitted with a range of modern wall, base and drawer units, complementing work surfaces, sink/drainers and integrated electric oven, gas hob and overhead extractor hood. Space is available for free standing appliances and plumbing for a washing machine, along with plenty of space for a dining table and chairs.

Cloakroom

6'6" x 4'8"

The ground floor cloakroom is fitted with a wash hand basin and WC with window to the front elevation.

Bedroom Two

12'9" x 9'10"

The second bedroom is a spacious double bedroom with plenty of space for furniture, fitted wardrobes and neutral decor with window to the rear elevation

Bedroom Three

9'10" x 7'10"

Bedroom three is another spacious room with neutral decor and window to the front providing plenty of natural light.

Study

6'5" x 6'2"

The home office is a great additional space with neutral

decor, window to the front elevation and stairs ascend to the master bedroom.

Bathroom

7'10" x 5'5"

The family bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC with frosted window to the side elevation.

Master Bedroom

16'8" x 15'1"

Located on the second floor, the fantastic master bedroom offers space for a king-sized bed and further furniture, with fitted wardrobes, modern decor and access leading into the ensuite.

Ensuite

7'6" x 5'10"

The master bedroom ensuite is fitted with a corner shower cubicle, wash hand basin and WC, with skylight to the rear. Access leads into the eaves storage.

External

Externally to the front, the property has a private drive providing off street parking for two cars, along with a single garage with up and over door. To the rear, there is a large enclosed garden mainly laid to lawn with planter beds and patio area ideal for outdoor seating.

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.



