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Ennerdale Grove West Auckland, Bishop Auckland, DL14 9LN

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Price £165,000

Extended two bedroomed bungalow offered to the market with no onward chain. Situated on Ennerdale Drive, West Auckland, the property being such a short distance from both Bishop Auckland and Tindale Retail Park, the property benefits from easy access to a large range of facilities including healthcare services, supermarkets, high street stores, restaurants and both primary and secondary schools. Bishop Auckland also has an extensive public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen, utility room, conservatory two bedrooms, and bathroom. Externally, the property has a meticulously maintained garden to the front, mainly laid to lawn with well established bushes and shrubbery borders. To the rear, there is an enclosed garden with lawned and patio areas ideal for outdoor seating, perimeter borders with further established plants and shed for outdoor storage. The property also comes with a single detached garage.

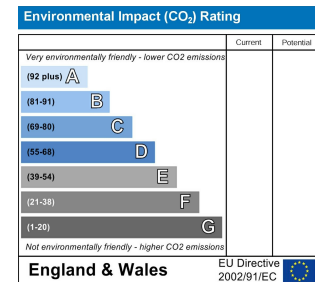
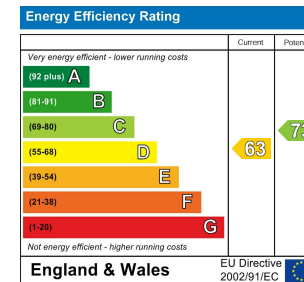
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GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.

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

13'9" x 10'11"

Generously sized living room located to the front of the property with electric fire, feature surround, neutral decor and large window providing plenty of natural light.

### Dining Room

10'9" x 8'10"

Additional reception room with ample space for dining furniture and patio doors leading into the rear garden.

### Kitchen

11'5" x 7'10"

Modern kitchen fitted with a range of wall, base and drawer units, tiled splash backs, sink/drain, electric ovens and hob with overhead extractor hood and breakfast bar. Space is available for further free standing appliances.

### Utility Room

7'9" x 5'6"

Accessed through the kitchen, the utility room has points for a washing machine, tumble dryer, under counter fridge or freezer and further storage available.

### Master Bedroom

11'9" x 11'5"

Spacious master bedroom with space for a king sized bed, further furniture and window.

### Bedroom Two

11'5" x 8'2"

Another generously sized bedroom with plenty of space for furniture and window providing ample natural light.

### Conservatory

10'5" x 7'10"

Conservatory located to the rear of the property, currently utilised as an additional seating area.

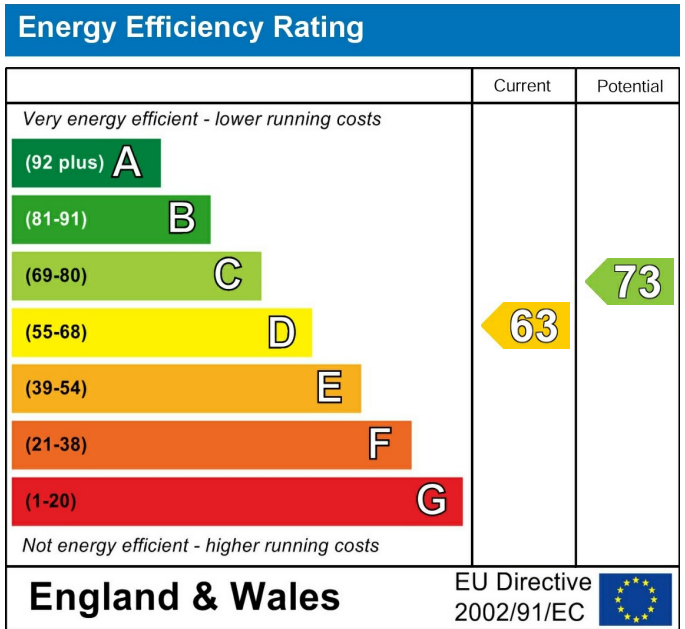
### Shower Room

7'6" x 5'6"

Shower room fitted with a walk-in shower unit, heated towel rail, wash hand basin and WC.

### External

Externally, the property has a meticulously maintained garden to the front, mainly laid to lawn with well established bushes and shrubbery borders. To the rear, there is an enclosed garden with lawned and patio areas ideal for outdoor seating, perimeter borders with further established plants and shed for outdoor storage. The property also comes with a single detached garage.



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.





