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St. Phillips Close Auckland Park, Bishop Auckland, DL14 8BD

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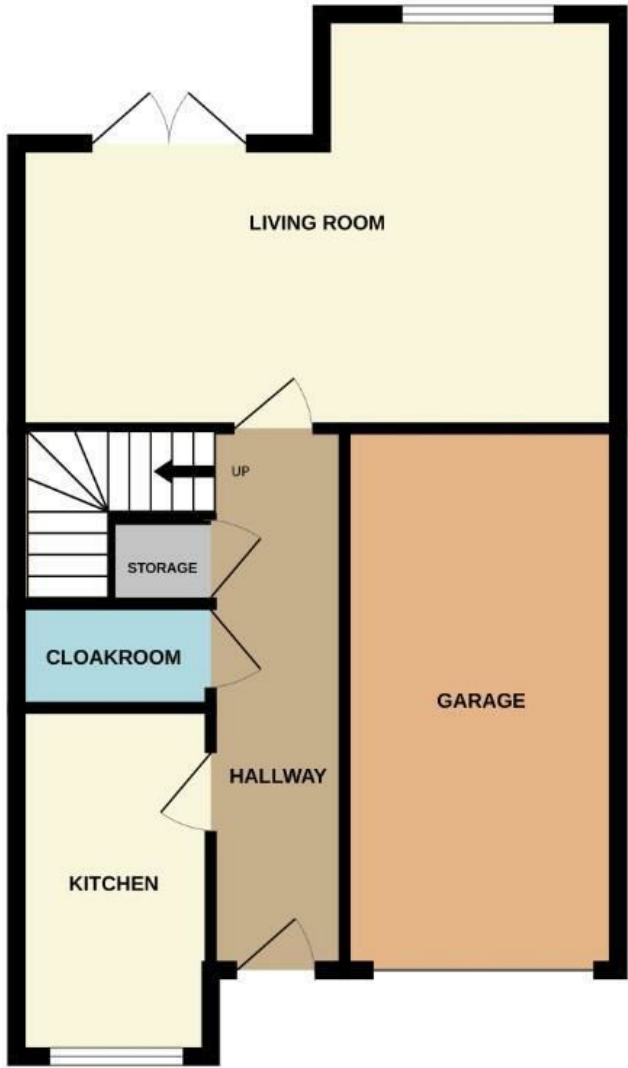
Price £160,000

Three bedroomed, detached family home set within the popular development on St. Phillip's Close, Auckland Park. Ideal for growing families, the property is offered for sale with no onward chain. Situated just a short distance Bishop Auckland, this property is close to local amenities, such as supermarkets, healthcare, high street stores, and both primary and secondary schools. There is an extensive public transport system in place, providing access to not only the near by villages and towns, but also places further away, such as Durham, Newcastle, and York. The A688 is close by, which allows easy access to the A1 (M) both North and South.

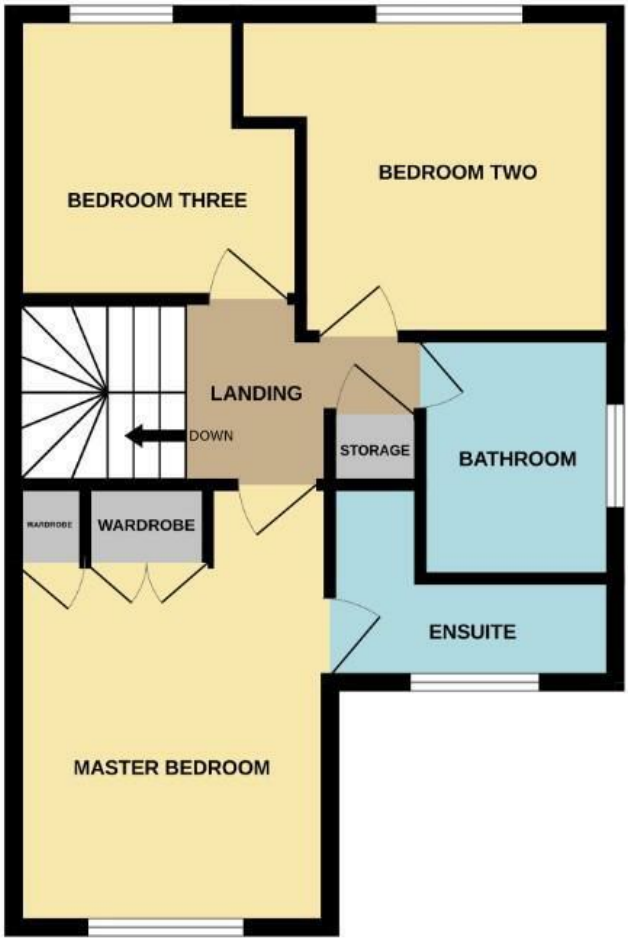
In brief the property comprises; an entrance hall leading through into the kitchen, living room/dining room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Externally, the property benefits from a lawned garden to the front, along with a single driveway leading to the garage with up and over door. To the rear, there is a good sized enclosed garden mainly laid to lawn with established bushes and shrubbery.

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GROUND FLOOR



1ST 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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Kitchen

11'1" x 6'2"

The kitchen contains a range of wall, base and drawer units, work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing appliances.

Living Room / Dining Room

19'3" x 13'4"

Spacious living room spanning the width of the property located to the rear, offering ample space for both living and dining furniture, along with window and French doors to the rear elevation allowing plenty of natural light.

Cloakroom

6'2" x 3'3"

The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom

15'1" x 12'9"

The master bedroom is a spacious double bedroom with ample room for furniture, benefiting from fitted storage cupboards, neutral decor and window to the front elevation.

Ensuite

9'2" x 6'2"

The ensuite contains a single shower cubicle, WC and wash hand basin.

Bedroom Two

11'10" x 10'3"

The second bedroom is another good size double bedroom with neutral decor and window to the rear elevation.

Bedroom Three

9'2" x 9'2"

The third bedroom is a single room with neutral decor and window to the rear elevation.

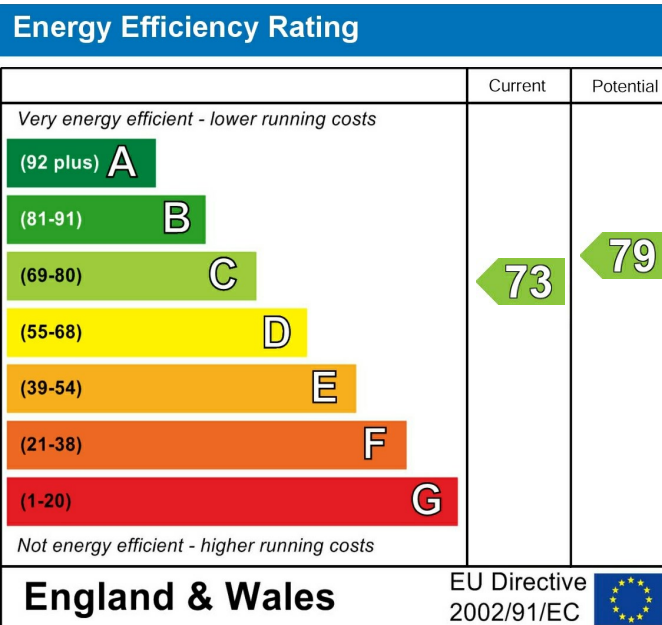
Bathroom

7'10" x 6'2"

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

External

Externally, the property benefits from a lawned garden to the front, along with a single driveway leading to the garage with up and over door. To the rear, there is a good sized enclosed garden mainly laid to lawn with established bushes and shrubbery.



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.

