



Windermere Drive

West Auckland, DL14 9LF

Offers In Excess Of £200,000



Set within a large corner plot is this well presented three bedroomed semi detached family home located on Windermere Drive in West Auckland. Situated a short distance from both Bishop Auckland and Tindale Retail Park, benefiting 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 is classed as the gateway to Weardale with Weardale railway providing easy travel links throughout the surrounding dales. It 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 North Yorkshire.

In brief, the property comprises; an entrance porch leading into the spacious living/dining room, kitchen and garden room/utility to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, the property is set within an extensive corner plot with a large driveway leading to the single garage with electric roller door offering parking for multiple cars. Lawned gardens wrap around the property with gravelled borders hosting an array of mature plants and shrubs, patio area ideal for outdoor seating and furniture and hedged perimeters.

Planning permission has been granted for a single storey extension which is valid until May 2028.



Living Room 19'3" x 14'9" (5.87m x 4.5m)

Bright and spacious living room located to the front of the property providing space for both living room and dining room furniture. fitted with a gas fire with feature surround and dual aspect windows provide lots of natural light.

Kitchen 14'9" x 9'6" (4.5m x 2.9m)

The kitchen has been fitted with a modern range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Benefiting from a fitted oven, hob and overhead extractor along with space for further free standing appliances.

Garden Room 12'5" x 5'2" (3.8m x 1.6m)

The garden room provides a great additional seating area overlooking the garden along with space and plumbing for a washing machine and dryer.

Master Bedroom 11'9" x 10'5" (3.6m x 3.2m)

The master bedroom provides space for a king sized bed, benefits from built in wardrobes and window providing lots of natural light.

Bedroom Two 9'10" x 8'10" (3.0m x 2.7m)

The second bedroom is a spacious double bedroom with room for further furniture.

Bedroom Three 8'5" x 8'3" (2.58m x 2.53m)

The third bedroom is a good size double bedroom.

Bathroom 6'6" x 5'6" (2.0m x 1.68m)

The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

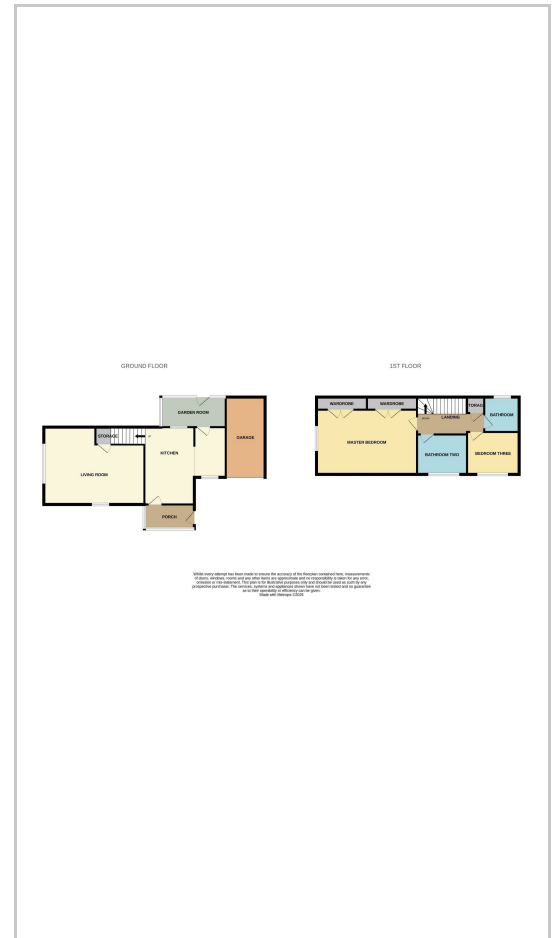
External

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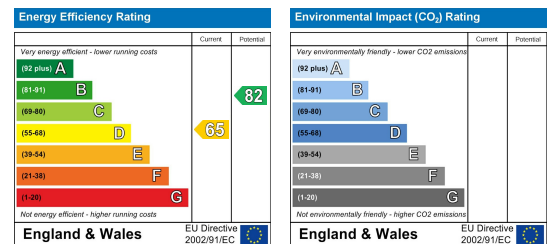
Area Map



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.