

# HUNTERS<sup>®</sup>

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## Escomb Road

Bishop Auckland, DL14 6TY

Offers Over £130,000



Generously sized three bed roomed semi-detached family home situated on Escomb Road, Bishop Auckland. Offered to the market with no onward chain, the property is located only a short distance from the town centre and local amenities including highly regarded primary and secondary schools, the hospital, supermarkets, high street stores, independent shops, restaurants and cafes. There is an extensive public transport system in the area via both bus or train allows regular access to further afield places, such as; Darlington, Durham, Newcastle or York. For commuters the A688 and A689 are both close by. Tindale's ever expanding retail park is only approx. 2 miles away and offers a range of well known high street retail shops and food outlets.

In brief, the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, there is a walled garden and double-length driveway to the front of the property while to the rear, there is a further enclosed garden mainly laid to lawn with perimeter borders hosting an array of mature plants, flowers and shrubbery.



**Living Room 13'1" x 11'0" (4.0 x 3.36)**  
Bright and spacious living room situated to the front of the property with ample space for furniture, open fire with feature fire surround and bay window allowing lots of natural light.

**Dining Room 13'1" x 10'11" (4.0 x 3.35)**  
Another well proportioned reception room with space for a table, chairs and further furniture and window to the rear elevation.

**Kitchen 12'5" x 6'2" (3.8 x 1.9)**  
The kitchen is fitted with wall and base units, complementing work surfaces, tiled splashbacks and sink/drain. Space is available for free standing appliances and the pantry provides additional storage.

**Master Bedroom 13'1" x 12'2" (4.0 x 3.72)**  
Generously sized master bedroom with ample space for a king-sized bed and further furniture with bay window to the front elevation allowing lots of natural light.

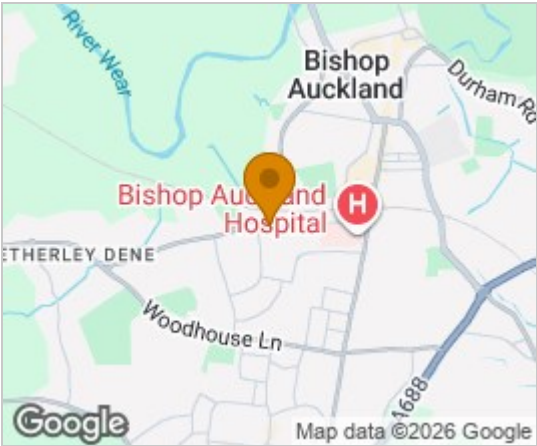
**Bedroom Two 11'0" x 9'10" (3.36 x 3.0)**  
Another large double bedroom with space for a king-sized bed, benefiting from fitted wardrobes and window to the rear elevation.

**Bedroom Three 7'7" x 7'5" (2.33 x 2.28)**  
Spacious single bedroom with window to the front elevation.

**Bathroom 7'5" x 6'5" (2.28 x 1.98)**  
Family bathroom fitted with a panelled bath, WC and wash hand basin.

**External**  
Externally, there is a walled garden and double-length driveway to the front of the property while to the rear, there is a further enclosed garden mainly laid to lawn with perimeter borders hosting an array of mature plants, flowers and shrubbery.

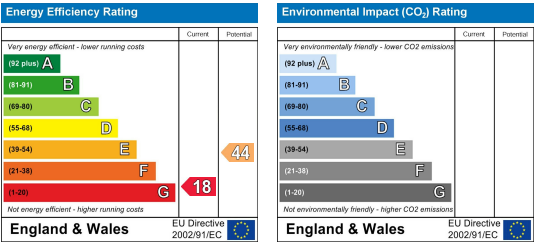
Area Map



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.