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Ennerdale Grove West Auckland, Bishop Auckland, DL14 9LN

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£200,000

Modern and well presented two bedroomed detached bungalow offered to the market for sale. The property boasts a number of improvements made by the current owners including: solar panels and new boiler, both still under guarantee, resin-bound driveway with fencing and new kitchen appliances and flooring. Situated on Ennerdale Drive in West Auckland, the property is located a such 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 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, open-plan kitchen and dining room, two double bedrooms and family bathroom. Externally, the property has a large front garden with walled border, recently sealed block-paving and gravelled area with flower beds. To the side, there is a well maintained lawned area with perimeter borders set with established flowers, bushes and shrubbery, along with a large driveway. To the rear, there is a low maintenance enclosed garden laid with block-paving and providing a great space for outdoor seating and furniture.

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GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measure of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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

14'3" x 10'11"

Bright and spacious living room located to the front of the property providing ample space for furniture and benefits from electric fire with feature surround, neutral decor and large bay window allowing plenty of natural light.

Kitchen

12'1" x 11'1"

Modern kitchen fitted with a range of cream shaker style wall base and drawer units, contrasting work surfaces, tiles splash backs, sink/drain, integrated electric oven, hob, overhead extractor hood, dishwasher and under counter fridge. Space is available for further free standing appliances and patio door leads into the rear garden.

Dining Room

11'9" x 10'11"

The dining room is open-plan from the kitchen and provides space for a dining table and chairs and further furniture with storage cupboard and window to the side elevation.

Master Bedroom

11'9" x 11'7"

Spacious master bedroom offering plenty of space for a king-sized bed and further furniture with neutral decor and floor to ceiling window located to the rear elevation overlooking the garden.

Bedroom Two

11'5" x 8'2"

Another double bedroom located to the front elevation with neutral decor and bay window allowing plenty of natural light.

Bathroom

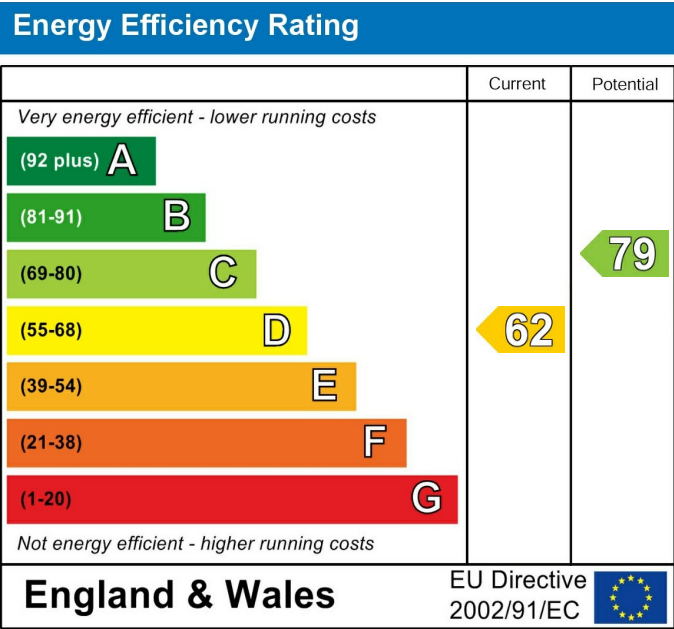
7'5" x 5'5"

Family bathroom fitted with a panelled bath with

overhead shower, wash hand basin and WC. Frosted window to the side elevation.

External

Externally, the property has a large front garden with walled border, recently sealed block-paving and gravelled area with flower beds. To the side, there is a well maintained lawned area with perimeter borders set with established flowers, bushes and shrubbery, along with a large driveway. To the rear, there is a low maintenance enclosed garden laid with block-paving and providing a great space for outdoor seating and furniture.



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.



