





Durham Road, DL14 7HX
3 Bed - House - Semi-Detached
Offers Over £200,000

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RARE TO THE MARKET is this charming and spacious three bedroom semi-detached family home. The property sits within the central and popular location of Durham Road, Bishop Auckland, and is within an ideal distance of well-recommended schooling, a wide range of shops/amenities and transport links to surrounding towns. There are endless benefits in this family home including its ample living space, downstairs WC, double garage and driveway providing off-street parking, open views to the rear and pleasant gardens.

In brief the accommodation comprises; entrance hallway, spacious lounge, separate dining room, kitchen, useful utility room and a downstairs WC. To the first floor there are three good sized bedrooms and a family bathroom, with the master bedroom benefitting from fitted wardrobes. The landing gives access to the loft room which is currently used as an office. Externally to the front there is a garden area and driveway leading to the detached double garage, there is gated access to the rear where you will find a well maintained lawn and decking area.

An internal viewing is highly recommended to appreciate the size and quality of this home and to avoid disappointment.

GROUND FLOOR

Entrance Hallway
Radiator, storage cupboard and stairs to the first floor.

Lounge
13'2 x 13'8 (4.01m x 4.17m)
Feature fire and surround, UPVC bay window, radiator and original coving.

Dining Room
13'9 x 12'1 (4.19m x 3.68m)
Electric fire, radiator, original coving and French doors leading to the rear.

Kitchen
18'6 x 8'8 (5.64m x 2.64m)
Fitted wall and base units, integrated fridge freezer, dishwasher, space for a Range cooker, extractor fan, radiator, tiled splash backs, two UPVC windows, tiled flooring, stainless steel sink with mixer tap and drainer, and access to the rear.

Utility Room/WC
Low level WC, wash hand basin, two UPVC windows, radiator, plumbing for a washing machine, and fitted wall and base units.

FIRST FLOOR

Landing
UPVC window and large storage cupboard.

Bedroom One
13'8 x 10'9 (4.17m x 3.28m)
Wood effect flooring, fitted wardrobes, spotlights, radiator, UPVC window and stunning views.

Bedroom Two
13'9 x 12'3 (4.19m x 3.73m)
Radiator and UPVC window.

Bedroom Three
8'9 x 8'0 (2.67m x 2.44m)
Radiator and UPVC window.

Bathroom
Fully tiled with white panel bath, separate shower cubicle, wash hand basin, UPVC window, heated towel rail and under floor heating.

WC
Separate WC with a heated towel rail and a wash hand basin.

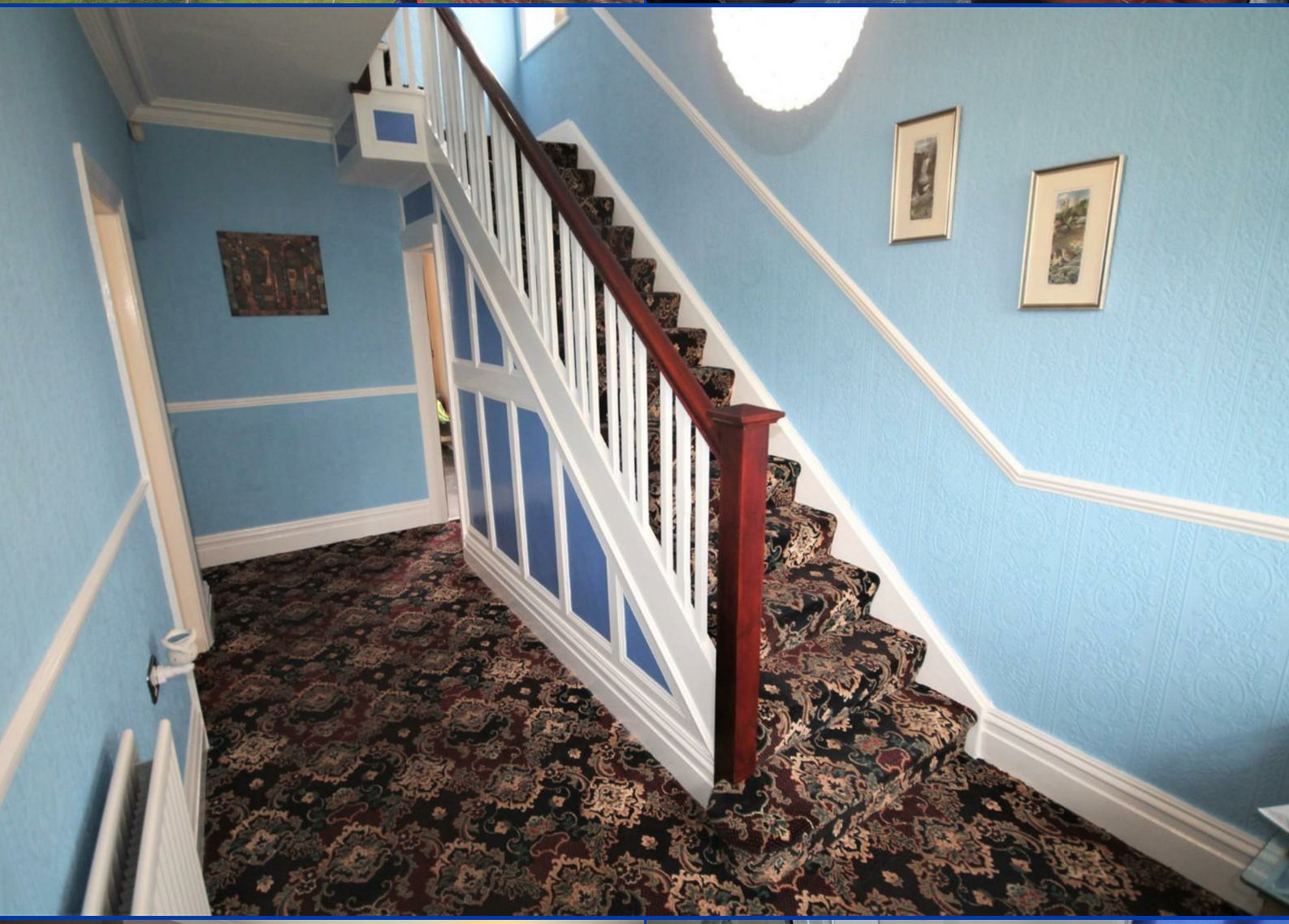
Loft Room
13'9 x 15'5 (4.19m x 4.70m)
Fitted wardrobes, UPVC window, radiator and original beams.

External
To the front is a pleasant garden with long driveway leading to a double garage, whilst to the rear is a good sized garden with lawn and decking area. The garage is accessed via an electric door.

Tenure - Freehold











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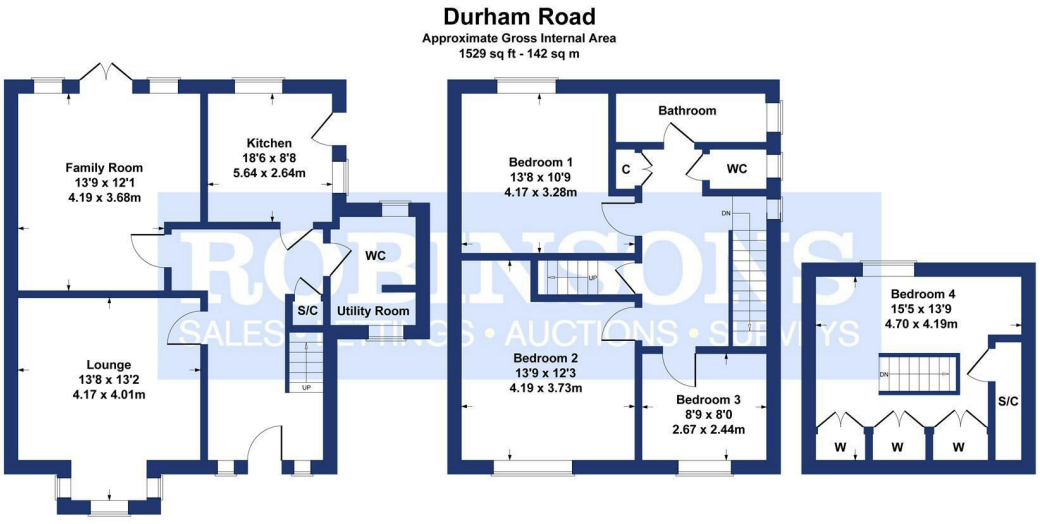
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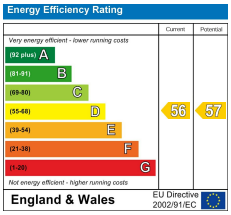
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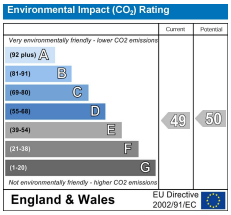


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020





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