



3 Front Street, Bishop Auckland, DL14 9HW

£199,950

Rarely available on the market this charming three bedroom cottage overlooks the attractive village green and offers comfortable spacious living accommodation which benefits from gas central heating and is double glazed. The entrance hall has a downstairs cloakroom, a comfortable lounge overlooks the front garden leading to the dining room, conservatory and a well fitted kitchen. On the first floor are three good sized bedrooms and a family bathroom WC. Outside is a front garden area partly walled with ornamental pond and patio while at the rear is a lawned area with parking and access to a large garage/workshop providing secure parking for a number of vehicles. We would recommend internal inspection to fully appreciate this lovely family home.

Ground Floor

Entrance Hall

Has composite entrance door and central heating radiator.

Cloakroom



Comprises WC, hand wash basin and central heating chrome towel radiator, illuminated mirror and shaver socket.

Lounge 13'6 x 12'2 (4.11m x 3.71m)



Has feature fire surround inset with living flame gas fire. and central heating radiator.

Dining Room 14'1 x 12'4 (4.29m x 3.76m)



Has built in storage, central heating radiator and French doors opening on to the conservatory.

Kitchen 9'5 x 7'9 (2.87m x 2.36m)



Has a range of fitted wall and base units, laminate work surfaces, plumbing for washing automatic machine and central heating radiator.

Conservatory 9'6 x 9'3 (2.90m x 2.82m)



Has feature stone finish wall and tiled floor.

First Floor

Landing

With spindle stairhead

Bedroom 1 12'3 x 10' (3.73m x 3.05m)



Has central heating radiator.

Bedroom 2 12'5 x 10'9 (3.78m x 3.28m)



Has feature period fireplace and central heating radiator.

Bedroom 3 9' x 6'9 (2.74m x 2.06m)



Has central heating radiator

Bathroom WC



Has white suite comprising: panel bath, shower cubicle with mixer shower, WC, hand wash basin in vanity unit, UPVC cladding to walls, laminate flooring and central heating radiator.

Outside



To the front of the property is a pleasant part walled garden with patio, mature trees and shrubs, ornamental pond and planted area. To the rear of the property is a garage / workshop measuring 42' x 18' fitted with a remote control roller shutter door, mains power and lighting, sink unit and wall mounted gas boiler. There is a well kept lawn area with further off road parking and enclosed courtyard.

Disclaimer


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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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