

4 bed Semi Detached House for sale - £220,000

Escomb Road - Bishop Auckland



Council Tax Band: C

EPC Rating:

Superbly presented extended Four bedroom semi detached house, ideally situated within walking distance to Bishop Auckland town centre, General Hospital and all local amenities including local schools. A Short driving distance to the A1, A19 and Durham City. The current owners have well maintained this property throughout including the boiler serviced every year, Accommodation offers entrance hallway, reception room to the front with bay window, second reception room to the rear with French doors out to rear garden ,extended kitchen/breakfast including intergrated appliances, separate Utility room with door into single garage, a spacious landing leads to the main bedroom offering walk in dressing room and en-suite, two further double bedrooms and a family bathroom. The property benefits from double glazing, gas fired central heating system and multi fuel log burners to both reception rooms. Externally a drive to single garage with power and light. Garden to front and rear including summer house and patio area. **VIEWING BY APPOINTMENT ONLY** We are informed the property is Freehold EPC rating.... Council Tax Band...C

Bathrooms 2

Beds 4



SCAN FOR DETAILS

- **EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE**
- **TWO RECEPTION ROOMS WITH MULTI FUEL LOG BURNERS**
- **MAIN BEDROOM WITH EN-SUITE AND WALK IN DRESSING ROOM**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **BLOCK PAVED DRIVEWAY TO SINGLE GARAGE**

Entrance Hallway/Stairs

UPVC Double glazed entrance door and windows, understairs storage cupboard.

Reception Room One 12' 0" x 12' 0" (3.65m x 3.65m) plus bay window to front

UPVC Double glazed Bay window to front, fire surround and hearth with multi fuel log burner.

Reception Room Two 12' 0" x 12' 0" (3.65m x 3.65m) into alcove

UPVC Double glazed french doors to rear garden, inset fire place with oak beam and hearth, multi fuel burner, feature picture rail.

Extended Kitchen/Breakfast 17' 0" x 10' 0" (5.18m x 3.05m)

Matching cream gloss wall, base units and drawers with granite worktops and a breakfast bar, undermount bowl sink unit, integrated fridge/freezer and dishwasher, eye level double oven with grill, induction hob and extractor hood, wall mounted radiator, tiled flooring, velux window to rear, door to utility, spot lights to ceiling. Upvc double glazed French doors out to rear garden.

Utility

Base units, wall mounted gas boiler that has been serviced every year, plumbing for washing machine, door to single garage, UPVC Double glazed door to rear garden and side panel window, One 1/2 bowl stainless steel sink unit with mixer tap.

First Floor Landing

Loft access, pull down ladder with power and light.

Bedroom One 9' 0" x 10' 0" (2.74m x 3.05m)

UPVC Double glazed window to front, walk in dressing room, door to En-Suite.

En-suite

UPVC Double glazed window to rear, low level W/C, shower cubicle with electric shower, feature pedestal circle wash hand basin

Bedroom Two 12' 0" x 12' 0" into alcove (3.65m x 3.65m)

UPVC Double glazed window to rear.

Bedroom Three 12' 0" into alcove x 12' 0" plus bay window to front (3.65m x 3.65m)

UPVC Double glazed bay window to front, fitted wardrobes, original fire surround.

Bedroom Four 8' 0" x 8' 0" (2.44m x 2.44m)

UPVC Double glazed window to front.

Family Bathroom

UPVC Double glazed window to the rear, vanity unit with drawers, cupboards and basin, bath with shower over off the mains, fully tiled walls, low level W/C, spot lights, tiled laminate flooring.

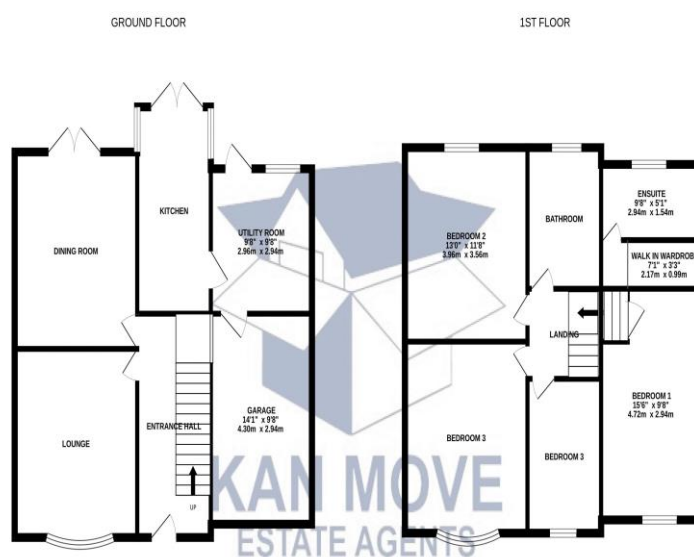
Externally

Drive to Single garage and garden to front, mature rear garden and patio area with summer house included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



42 ESCOMB ROAD, BISHOP AUCKLAND DL14 6TZ

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error.

