



**Westcott Drive**

Bishop Auckland DL14 8SG

Offers Over £170,000







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# Westcott Drive

## Bishop Auckland DL14 8SG



- Three Bedroom Home
- En-Suite to Main Bedroom
- Council Tax Band C

- Two Reception Rooms
- Gardens Front & Rear
- EPC Rating C

- Ideal Family Home
- Garage & Off Street Parking
- No Onward Chain

We are privileged to be able to offer to the market this deceptively spacious three bedroom residence situated in the ever popular and prestigious location of Auckland Park. The property originally was the show home for the development and comes with larger than average sized living accommodation and is offered to the market with no onward chain.

The property has double glazing and gas central heating and in brief comprises of entrance hall, lounge, dining kitchen, pantry. First floor landing with three bedrooms, en-suite to the main bedroom, family bathroom/wc. Easy well maintained gardens to the front and rear, off street parking and garage.

Early viewing is strongly advised at the earliest opportunity where the discerning purchaser can not fail to be impressed.

### Entrance Vestibule

With double glazed front door leading into the lounge.

### Lounge

15'1" x 12'9" (4.6 x 3.9)

With double glazed bow window to the front, gas central heating radiator, feature fireplace, access to the first floor, access opening into the dining kitchen.

### Dining Kitchen

18'4" x 8'6" (5.6 x 2.6)

Situated to the rear. Fitted with a modern range of wall, floor and drawer units, contrasting work surfaces, cooker connection point, plumbing connections for an automatic washing machine, part tiled splash backs, overhead extractor, double glazed window, back door and double glazed french doors leading out to the pleasing garden.

### Pantry

A useful space having shelving.

### First Floor

Landing. Storage cupboard containing the boiler.

### Bedroom 1

10'9" x 10'2" (3.3 x 3.1)

With double glazed window to the rear, gas central heating radiator and fitted wardrobes.

### En-Suite

Fitted with a suite comprising shower within cubicle, low level wc, wash hand basin and fully tiled walls.

### Bedroom 2

13'9" x 8'10" (4.2 x 2.7)

A good double sized room with double glazed window to the front, fitted wardrobes and gas central heating radiator.

### Bedroom 3

8'2" x 8'6" (2.5 x 2.6)

With double glazed window to the front, gas central heating radiator.

### Family Bathroom

Fitted with a suite comprising panelled bath, pedestal wash hand basin, low level wc, double glazed window and radiator.

### Externally

The property stands on a prime site within a cul de sac location having easily maintained gardens both to the front and rear. The rear garden has a patio area leading to a summer house with

electric and power and also a free-standing greenhouse with side access leading back to the front of the home. To the front there is off-street parking leading to a single garage with electric up and over door of which could easily be converted into a useful room subject to consent.

### Council Tax

Band C

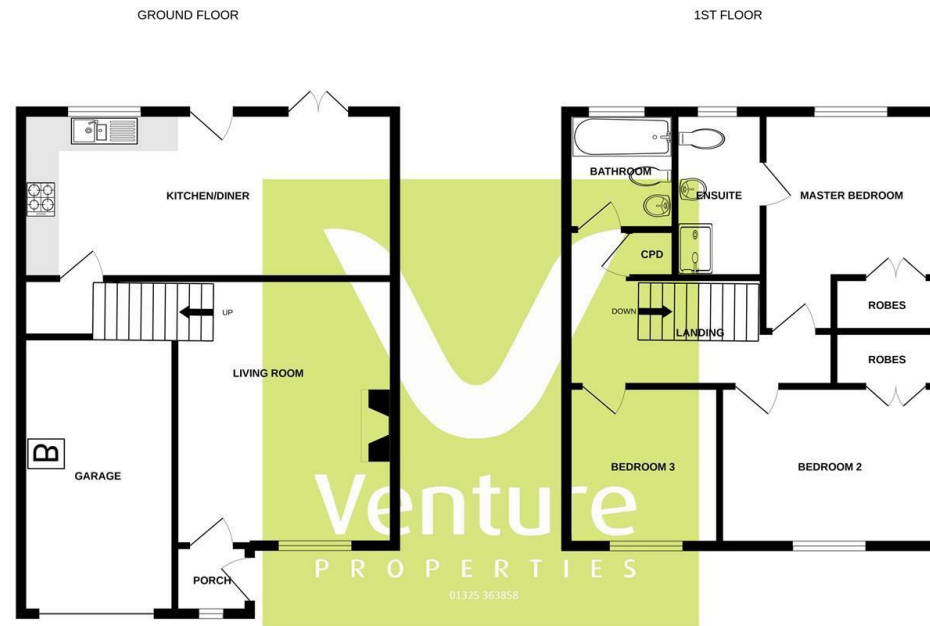
### Tenure

This property is freehold

### Note

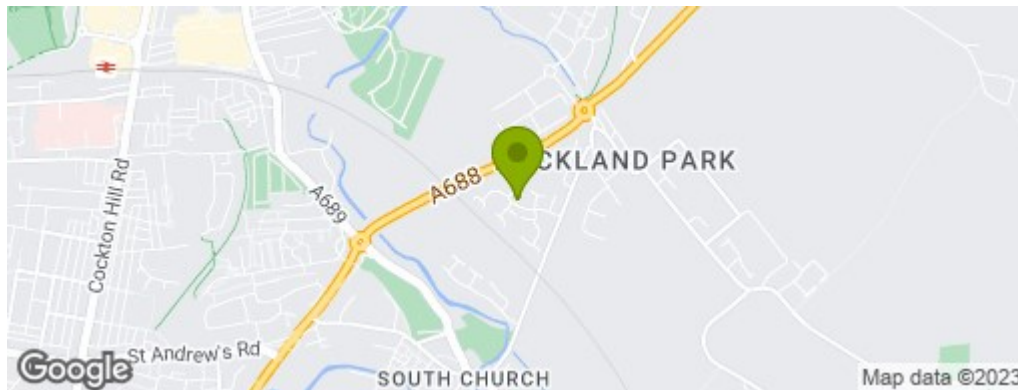
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27 WESTCOTT DRIVE, AUCKLAND PARK, BISHOP AUCKLAND, DL14 8SG.

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

Westcott Drive is located in the Auckland Park area of Bishop Auckland of which is situated well for idyllic walks across open countryside. The property is close to local amenities and the town centre itself has an amazing Auckland Project with History, galleries & gardens with heart all on hand. Early viewing is strongly advised.

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