



**Westcott Drive**  
Bishop Auckland DL14 8SG  
Offers Over £170,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Westcott Drive

Bishop Auckland DL14 8SG

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

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.

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



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

## 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

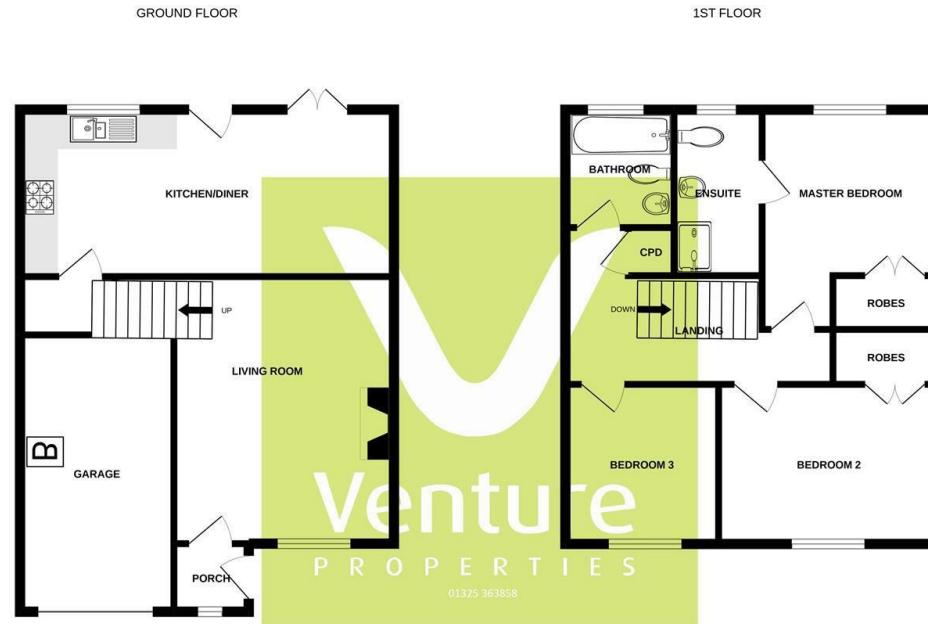
Band C

## Tenure

This property is freehold

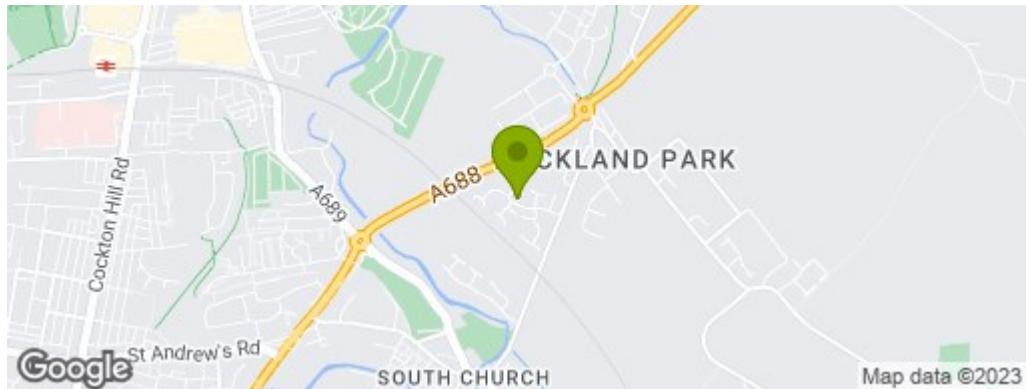
## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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 guidance 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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