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# Brinkburn Close

## Bishop Auckland, DL14 0SS

## Price £160,000

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Well presented two bedroomed semi detached bungalow in Brinkburn Close. This spacious bungalow has plenty of parking, a large gated driveway to the side and leading on to the low maintenance rear garden. Positioned within the sought after residential area Etherley Dene on the outskirts of Bishop Auckland and just a short distance away from both the town centre as well as Tindale Crescent retail park, both offering access to amenities including supermarkets, high street shops, retail stores, cafes, schools and restaurants. There is a regular bus service in the area and the A689 is close by leading to the A1(M).

In brief this property comprises; an entrance hall, kitchen, large living room, two good sized bedrooms and the bathroom. To the front is the small well maintained garden, to the side is the large gated driveway leading on to the rear low maintenance garden which is mainly paved with established shrubs and ample space for outdoor furniture.







Living Room 11'10" x 16'4" (3.62m x 5m)
Bright and spacious living room, with neutral decor, new fitted carpets, electric fire with feature surround and large window to the front elevation.

Kitchen 7'4" x 11'0" (2.24m x 3.36m)
Kitchen fitted with a range of wall, drawer and base units, complementing work surfaces and fitted with a oven and undercounter fridge. Space is available for further free standing appliances.

Master Bedroom 9'0" x 12'9" (2.75m x 3.9m)
The master bedroom is a spacious double with new carpets, ample space for wardrobes and window overlooking the garden.

Bedroom Two 10'3" x 8'3" (3.14m x 2.54m)
The second bedroom is another double bedroom with new carpets and window to the rear elevation.

Bathroom 6'6" x 6'5" (2m x 1.97m)
The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally this property has a large gated driveway providing ample off street parking, to the rear is the low maintenance mainly paved garden along with shed providing additional storage.

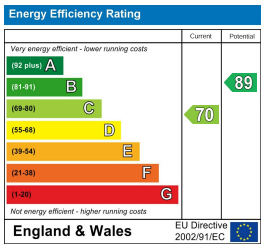
## Area Map

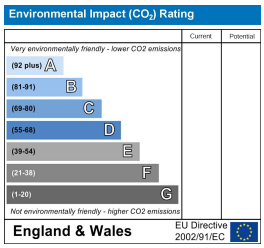



## Floor Plans




## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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