



## Shipleigh Grove

Bishop Auckland DL14 0SF

£90,000

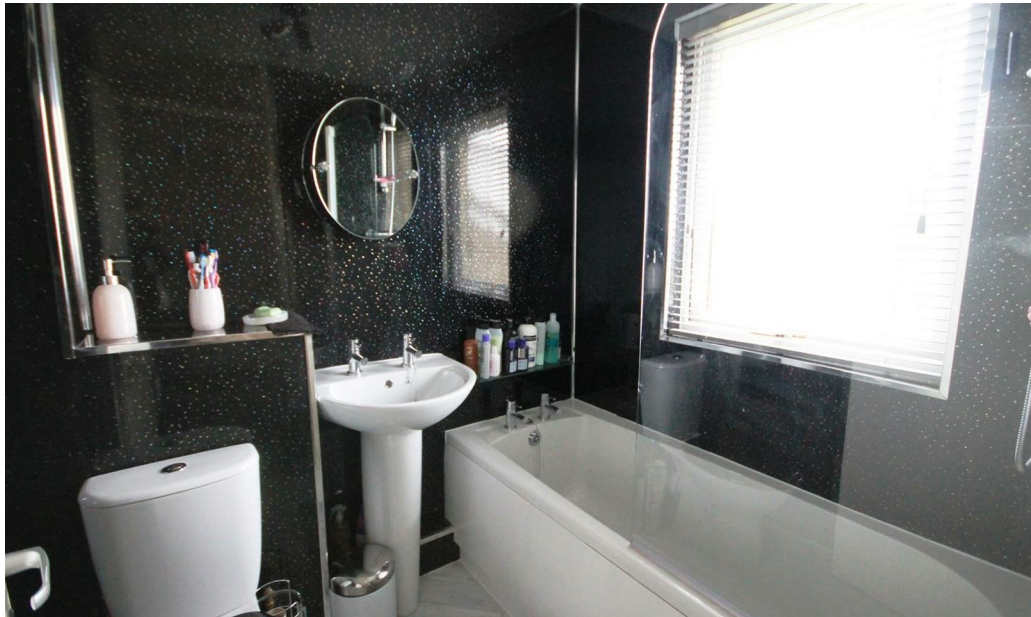






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# Shipley Grove

## Bishop Auckland DL14 0SF



- Chain Free
- EPC Grade D
- Driveway

- Semi Detached
- Three Reception Rooms
- Gas Central Heating

- Three Bedrooms
- Enclosed Garden to Rear
- UPVC Double Glazed

CHAIN FREE THREE BEDROOM SEMI DETACHED property in quiet CUL-DE-SAC location. Viewings are essential on this FAMILY HOME with enclosed SOUTH FACING GARDEN at the rear. The property briefly comprises THREE RECEPTION ROOMS including CONSERVATORY, KITCHEN, Three BEDROOMS, DRIVEWAY. GAS fired central heating and UPVC double glazing throughout.

Situated within WALKING distance of local AMENITIES, SCHOOLING and RECREATIONAL facilities close at hand.

### Ground Floor

#### Entrance Hall

A UPVC part glazed entrance leads into the hallway, central heating radiator, dado rail with cloaks hanging facility and stairs rise to the first floor.

#### Kitchen

9'05" x 6'11" (2.87m x 2.11m)

Base and wall mounted storage units, wooden carcasses with high gloss red doors contrasting grey work surfaces, black and white tiled splash backs, ceramic 1.5 bowl sink unit with chrome mixer tap, electric oven with gas hob and extractor over. There is ample space for free standing appliances such as refrigerator, freezer and washing machine. Lino flooring with a UPVC window and UPVC part glazed door leading to the rear garden.

#### Lounge

12'08" x 12'05" (3.86m x 3.78m)

Dark wood laminate flooring with feature focal point to the room being an electric fire set on marble hearth and inset with decorative wooden surround. UPVC glazed sliding doors lead

into the conservatory and allow ample light to flood this space. There is coving to the ceiling, a double opening into the dining area and access to an under stair storage cupboard. Central heating radiator.

#### Dining Room

8'03" x 9'04" (2.51m x 2.84m)

Lies to the front of the property, the current vendor has converted part of the garage to create this useful space, the laminate flooring and coving to the ceiling continues from the lounge, central heating radiator and UPVC window to the side.

#### Conservatory

Lies to the rear of the property accessed from the lounge, this generous space is fully UPVC double glazed with a door leading to the rear garden, a delightful space to enjoy the garden from the inside of your home. Tile effect flooring and central heating radiator.

### First Floor

#### Landing

Stairs rise from the entrance hall, the landing provides access to two storage cupboards one of which houses the central heating boiler.

#### Bedroom One

8'11" x 10'05" (2.72m x 3.18m)

The master bedroom lies to the rear of the property with UPVC window, central heating radiator and access to the loft.

#### Bedroom Two

9'06" x 9'01" (2.90m x 2.77m)

Again lies to the rear of the property, UPVC window and a fitted storage cupboard.

#### Bedroom Three

9'07" x 8'04" (2.92m x 2.54m)

Lies to the front of the property, UPVC window, central heating radiator with laminate flooring.

#### Bathroom

The newly fitted bathroom comprises a three piece white suite including bath with shower over, WC and wash hand basin, chrome heated towel rail, grey lino flooring and black glitter wall cladding with UPVC frosted window.

#### Exterior

A block paved driveway provides off road parking, access to the external storage area and a pathway to the front door.

The enclosed south facing garden to the rear is a split level mainly laid to lawn, with a paved patio seating area bounded by fencing.

#### External Storage

Originally the garage, part of which has been converted by the current vendor, now allows storage with up and over door, power and lighting.

#### Agents Note

We have not seen or been provided with any paperwork or documentation in relation to the garage conversion. We don't believe the seller holds any paperwork in relation to this.

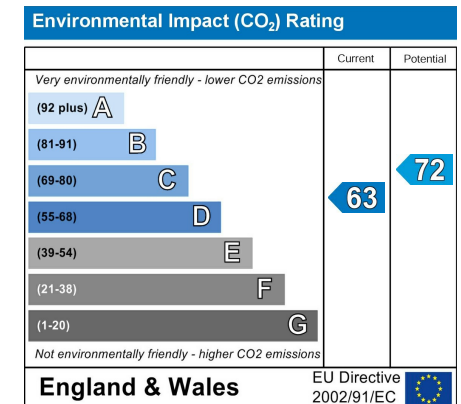
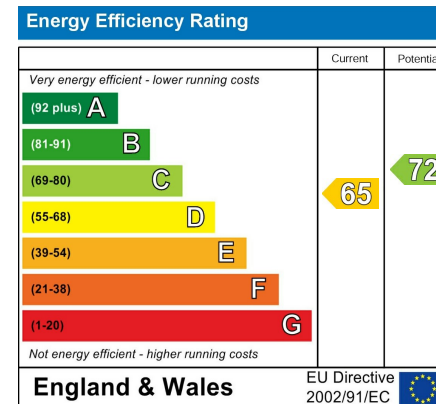
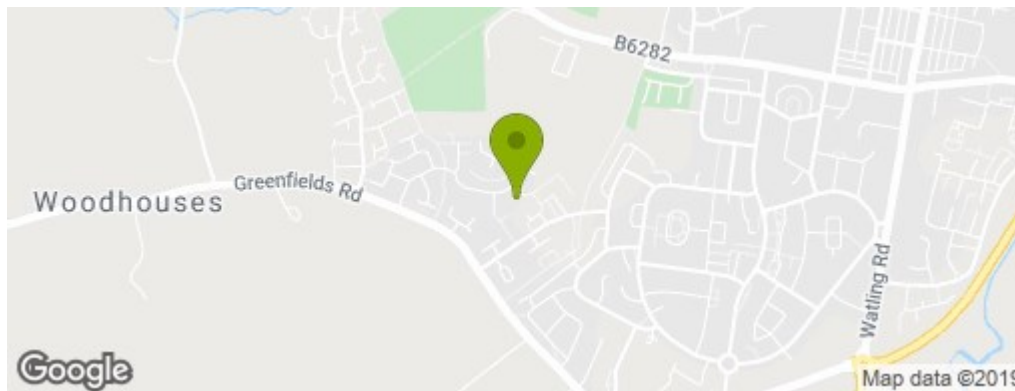




GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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