



**29 St Phillips Close  
Auckland Park, Bishop Auckland  
Co. Durham, DL14 8BD**

**£144,950**

## Introduction

This Yuill part exchange property is offered with no onward chain. A detached family home situated on a popular residential development on the outskirts of Bishop Auckland is sure to be in great demand, hence an appointment to view is highly recommended.

Accommodation comprises an entrance hallway, cloaks wc, modern fitted breakfast kitchen, utility, generous sized lounge with bay window and double doors to separate dining room with French doors to a sizeable and pleasant conservatory. Upstairs there are four good sized bedrooms (master with en suite shower room) and family bathroom with modern white suite.

The front garden of the property has been block paved to provide ample off road parking and access to the integral garage. A gated path to side accesses the pleasant fence enclosed rear garden.

Benefiting from uPVC double glazing and warmed by gas central heating to radiators.

## Directions

From our office in Newgate Street turn left and then turn right at the traffic lights, left at the next traffic lights into Kingsway and proceed onto Durham Road. At the roundabout turn right, then at the next roundabout turn left, signposted Auckland Park. Proceed past Douglas Crescent on your left hand side and St Phillips Close is the third turning on the left hand side.

## ACCOMMODATION

### Ground Floor

**Entrance Hall** - With double glazed entrance door, laminate flooring, two central heating radiators and staircase rising to the first floor.

**Cloaks wc** - Fitted with a wc and pedestal wash hand basin with mosaic tiled splash back. Extractor fan and central heating radiator.

**Lounge** - 17'9" (5.4m) into bay x 11'4" (3.45m)  
With uPVC double glazed bay window to front, feature fire surround with living flame effect electric fire, two central heating radiators and double doors to Dining Room.



### Dining Room - 10'6" x 9'9" (3.2m x 2.97m)

With central heating radiator and uPVC double glazed French doors to Conservatory.



### Conservatory - 14' x 9'5" max (4.27m x 2.87m max)

Of dwarf wall construction, with uPVC double glazed windows and French doors onto rear garden. With laminate flooring.



**Breakfast Kitchen** - 15'10" (4.83m) x 10'4" (3.15m) reducing to 7'7" (2.31m) Fitted with a stylish range of base, drawer and wall units, round edged working surfaces and one and a half bowl stainless steel sink unit with mosaic tiled splashback. Built in stainless steel double oven, hob and hood, integrated dishwasher and integrated fridge freezer. Recessed ceiling lights, central heating radiator, double glazed door to side, uPVC double glazed window to rear and uPVC double glazed French doors onto the rear garden.



**Utility** - 5'7" x 4'8" (1.7m x 1.42m) Fitted with a range of base and cupboard units to match the kitchen, with round edged working surface, inset stainless steel sink unit and mosaic tiled splashback. Space and plumbing for automatic washing machine, central heating radiator, gas central heating boiler and uPVC double glazed window.

#### First Floor

**Landing** - With hatch access to boarded loft with power and light, via aluminium drop down ladder. Airing cupboard and uPVC double glazed window to side.

**Master Bedroom** - 12'6" (3.8m) plus robes x 11'3" (3.43m) With uPVC double glazed window to front, central heating radiator and two built in double wardrobes.

**En-suite** - Fitted with a three piece white suite comprising shower cubicle, wc and pedestal wash hand basin. Central heating radiator, recessed ceiling lights, shaver point, extractor fan, part ceramic tiled walls and uPVC obscure double glazed window.

**Bedroom 2** - 11'9" x 11' (3.58m x 3.35m) With uPVC double glazed window to rear, central heating radiator and laminate flooring.

**Bedroom 3** - 9'4" x 8' (2.84m x 2.44m) With uPVC double glazed window to front and central heating radiator.

**Bedroom 4** - 7'11" x 7'6" (2.41m x 2.29m) With uPVC double glazed window to rear and central heating radiator.

**Family Bathroom** - Fitted with a three piece white suite comprising panel bath with shower mixer tap, wc and pedestal wash hand basin. Part ceramic tiled walls, recessed ceiling lights, extractor fan, central heating radiator and uPVC obscure double glazed window.

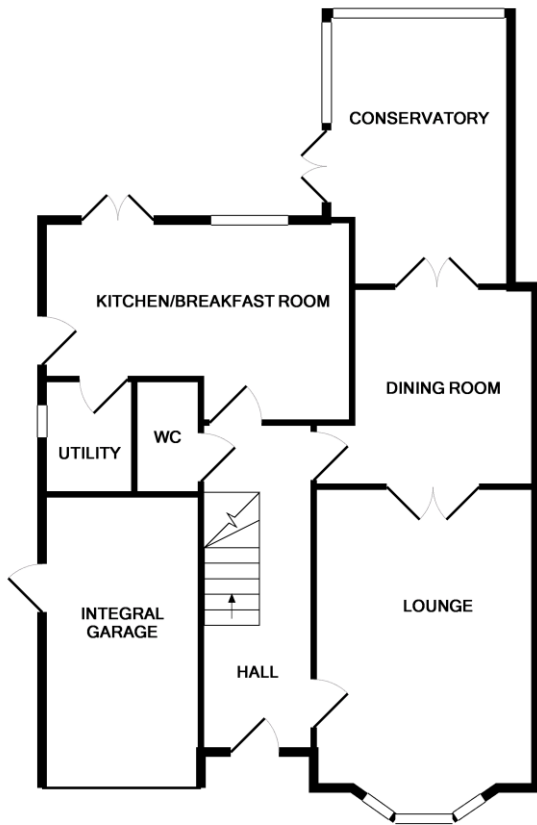


**Externally** - To the front of the property is a block paved driveway providing ample off road parking and access to the integral garage. A gated path to the side accesses the fence enclosed rear garden. Enjoying an open outlook, the pleasant rear garden is lawned with a paved patio and pathway and raised flower beds planted with a wide variety of colourful plants and shrubs.

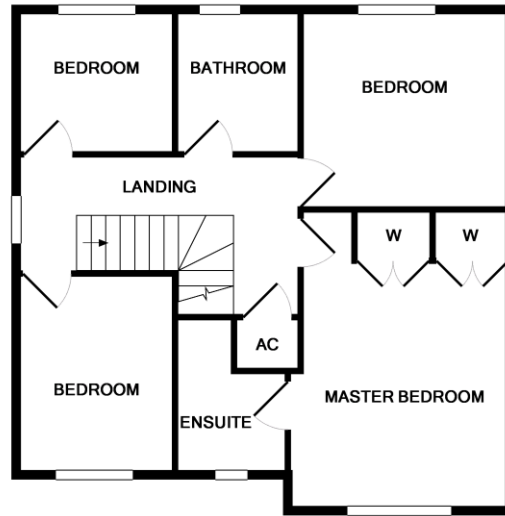


**Garage** - 16'7" x 7'10" (5.05m x 2.39m) Single garage with up and over door, power and light and personal door.

**Viewing** - Strictly by appointment with J W Wood Estate Agents. Please telephone 01388 604273.



GROUND FLOOR



1ST FLOOR

29 ST PHILLIPS CLOSE

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  
Made with Metropix ©2011

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

JW Wood and for vendors or lessors of this property, whose agents they are, give notice that:-

- The mention of any appliances and/or services within the sales particulars does not imply they are in full and efficient working order;
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of JW Wood has any authority to make or give any representation or warranty whatever in relation to this property.
- Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance, contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

