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15 Croft Terrace, Coundon, Bishop Auckland, DL14 8PQ

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Price £76,400

Three bedroomed terraced property located on Croft Terrace in Coundon, the property would be ideal for investors or first time buyers alike. There is easy access to the local shops and primary school in Coundon, whilst Bishop Auckland is only approx 3 miles away and provides further access to supermarkets, restaurant's as well as both primary and secondary schools. There is an extensive public transport system in the area providing access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. There is also easy access to the A688 and the A689 which both lead to the A1 (M) both North and South.

In brief; the property comprises an entrance hall leading through into the living room, dining room, kitchen and bathroom to the ground floor. Whilst the first floor contains the master bedroom and two further bedrooms. Stairs lead up to the attic room which provides further storage or use as a office or play room, along with a shower room. Externally the property has a lawned garden to the front, whilst to the rear there is an enclosed low maintenance yard with gated access into the back lane.

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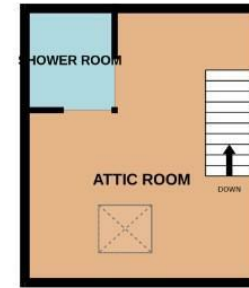
GROUND FLOOR



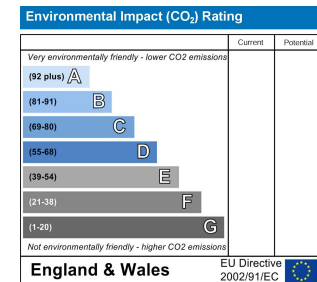
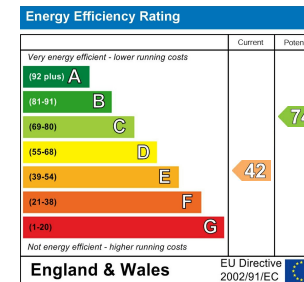
1ST FLOOR



2ND FLOOR



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.
Made with Metroplan 5.0203



Living Room

12'5" x 11'5"

Spacious living room located to the front of the property with ample space for furniture, Victorian slate fireplace with metal surround. a neutral décor and bay window to the front elevation.

Dining Room

14'4" x 14'11"

The second reception room is another good size with space for a table and chairs, further furniture and window to the rear elevation.

Kitchen

14'0" x 7'2"

The kitchen contains a range of wood wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood and dishwasher along with space for further free standing appliances.

Bathroom

7'2" 7'0"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin. Opaque window to the side elevation.

Master Bedroom

12'9" x 12'5"

The master bedroom provides space for a king sized bed, further furniture, with built in wardrobes and window to the front elevation.

Bedroom Two

14'4" x 8'8"

The second bedroom is another double bedroom with window to the rear elevation.

Bedroom Three

14'0" x 7'2"

The third bedroom provides space for a single bedroom, window to the rear elevation.

Attic Room

18'0" x 13'1"

The attic room is accessed via a staircase on the landing, it provides further storage space or use as a home office or play room. Skylight to the front elevation.

Shower Room


6'2" x 5'6"

The shower room contains a single shower cubicle, WC and wash hand basin.

External

Externally the property had a lawned garden to the front, whilst to the rear there is an enclosed low maintenance yard with gated access into the back lane.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







