



Brookside, Evenwood, Bishop Auckland

County Durham, DL14 9RA

Price £560,000



Brookside, Evenwood, Bishop Auckland

DESCRIPTION

A unique opportunity to purchase this stunning three bedroomed stone built detached family home with busy working garage attached. This semi commercial premises is perfectly positioned in the heart of the quiet semi rural village Evenwood. The commercial garage is the villages only MOT testing centre and consists of large workshops, paint spraying bay, storage and customers reception room. The property is situated in a prominent position with gated forecourt and car parking and a private garden and enclosed courtyard with the family home. The village has a range of local amenities such as independent shops, salons, cafes and a local primary school. For commuters the A688 is nearby which leads to the A1(M) both North and South, whilst the neighbouring towns Bishop Auckland and Barnard Castle provide a further array of amenities which include supermarkets, restaurants, secondary schools, popular high street retail stores as well further healthcare services. There is an extensive public transport system in the area with frequent bus services through the village.

The house has recently been updated with new windows and doors, has gas central heating and in brief comprises; an entrance hall leading through into the two living rooms, dining room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further double bedrooms and large family bathroom. Externally there is a lawned enclosed garden to the front, as well as a private patio area to the rear with ample space for outdoor furniture.



ROOMS

Living Room

13'1" x 15'8"

Bright and spacious living room located to the front of the property, benefiting from neutral décor, multi fuel stove and window to the front elevation.

Dining Room

13'1" x 7'7"

The dining room provides ample space for a table and chairs, further furniture and window to the side elevation.

2nd Living Room

13'1" x 15'8"

The second living room is another great size, providing ample space for furniture and window to the front elevation.

Kitchen

16'0" x 13'1"

The kitchen contains a high quality range of wooden wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. The kitchen provides space for a free standing range cooker, washing machine, fridge/freezer and benefits from an integrated dishwasher.

Cloakroom

The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom

13'1" x 16'4"

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

Bedroom Two

13'1" x 15'8"

The second bedroom is another large double bedroom with built in wardrobe and window to the front elevation.

Bedroom Three

13'1" x 14'1"

The third bedroom is a further double bedroom with skylights.

Bathroom

13'1" x 13'1".3'3"

The bathroom contains a corner shower cubicle, roll top bath, WC and wash hand basin. Two opaque windows to the rear elevation.

External

Externally the house has a lawned

enclosed garden to the front, as well as a private enclosed patio area to the rear with ample space for outdoor furniture.

Commercial Garage

The commercial garage has been successfully in business for a number of years, serving local customers and those from further afield. The premises offers plenty of space and in brief comprises; a welcoming reception/office to the front, large garage area with inspection pit, space for vehicle lifts and working space, a spray booth, further storage room/office, two large open plan workshops with side access and large storage room above.



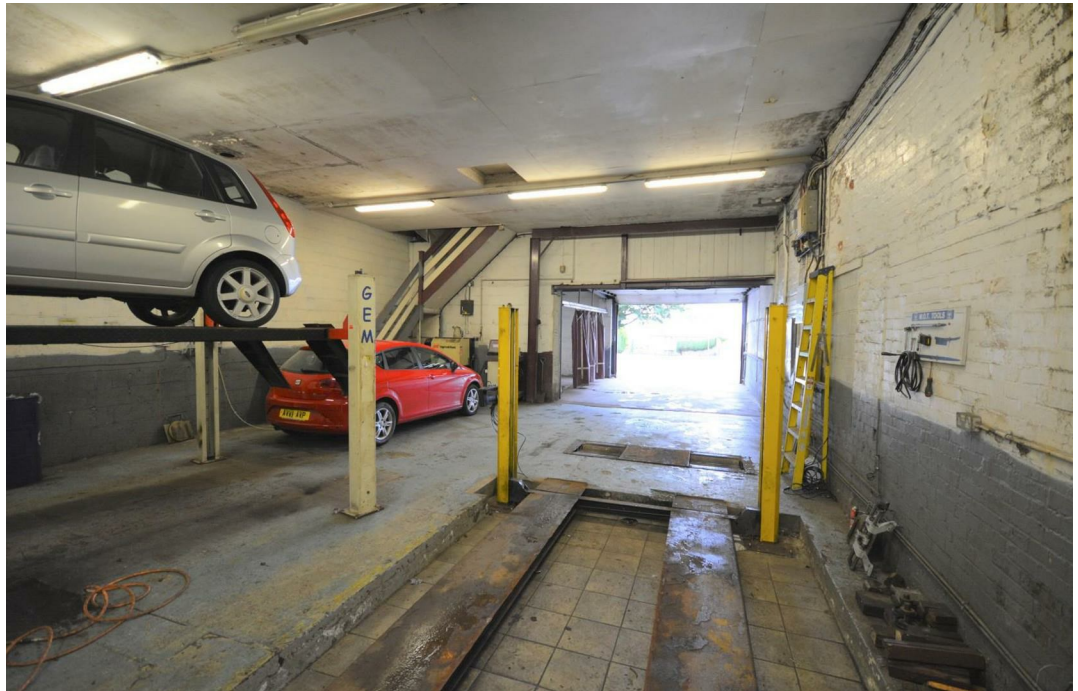
GROUND FLOOR

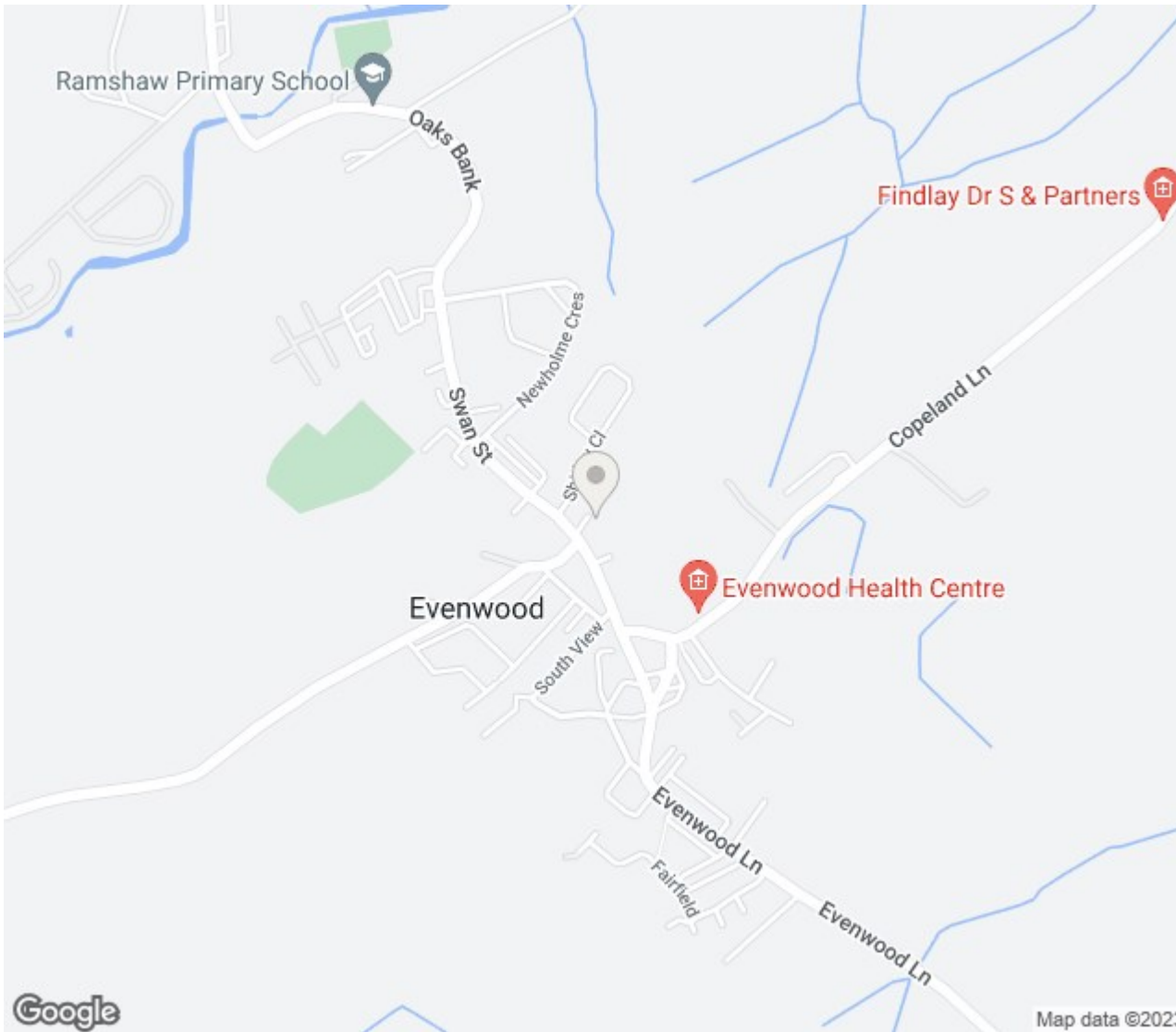


1ST FLOOR




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.
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ENERGY PERFORMANCE CERTIFICATE

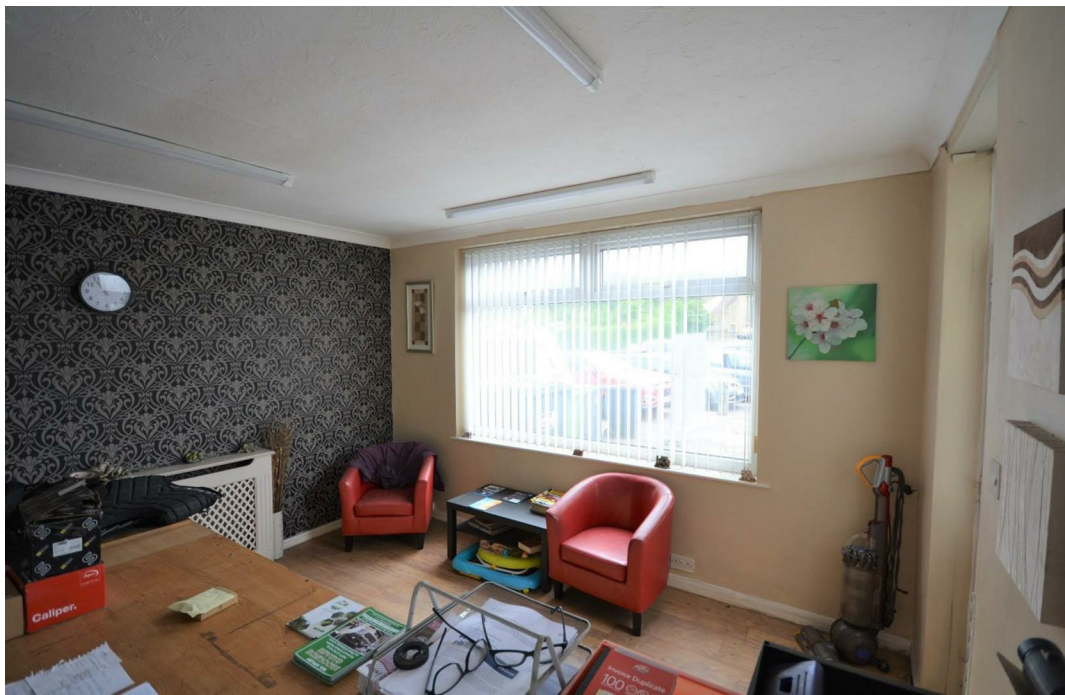
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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