



Brookside, Evenwood, Bishop Auckland
County Durham, DL14 9RA

Offers In Excess Of
£100,000



Brookside, Evenwood, Bishop Auckland

DESCRIPTION

Situated in a prominent position in the charming village of Evenwood, this fantastic detached stone-built property offers a perfect blend of modern living with countryside character. With three well-proportioned bedrooms, this property is ideal for growing families, or those who are seeking a little extra space. The semi-commercial premises proposes a perfect opportunity for a potential buyer as it is currently utilised as the village's only MOT testing centre and consists of large workshops, paint spraying bay, storage and customers reception room. With its off street parking, enclosed courtyard and private garden, this property boasts an abundance of attributes which any buyer would benefit from.

The gated forecourt adds an extra layer of security and privacy, making it a safe haven for families.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying a quiet evening at home. The recently renovated interiors feature new windows and doors, ensuring a bright and airy atmosphere throughout, while the gas central heating ensures the property exudes comfort and convenience.

The village offers a great range of 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 as further healthcare services. There is an extensive public transport system in the area with frequent bus services through the village.



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.



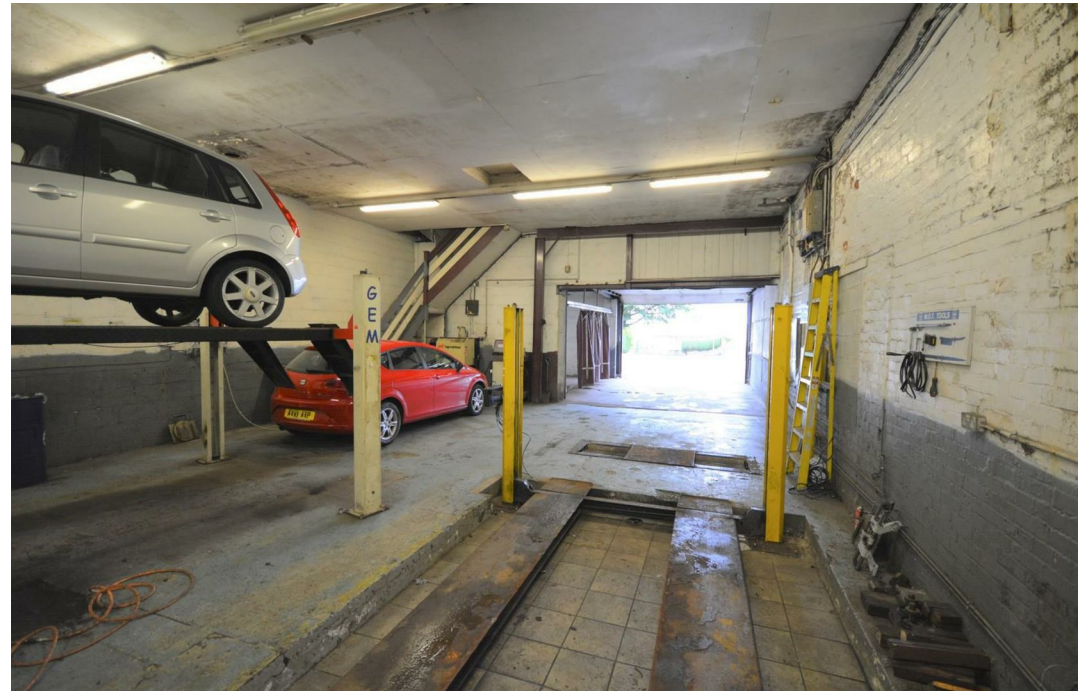
GROUND FLOOR

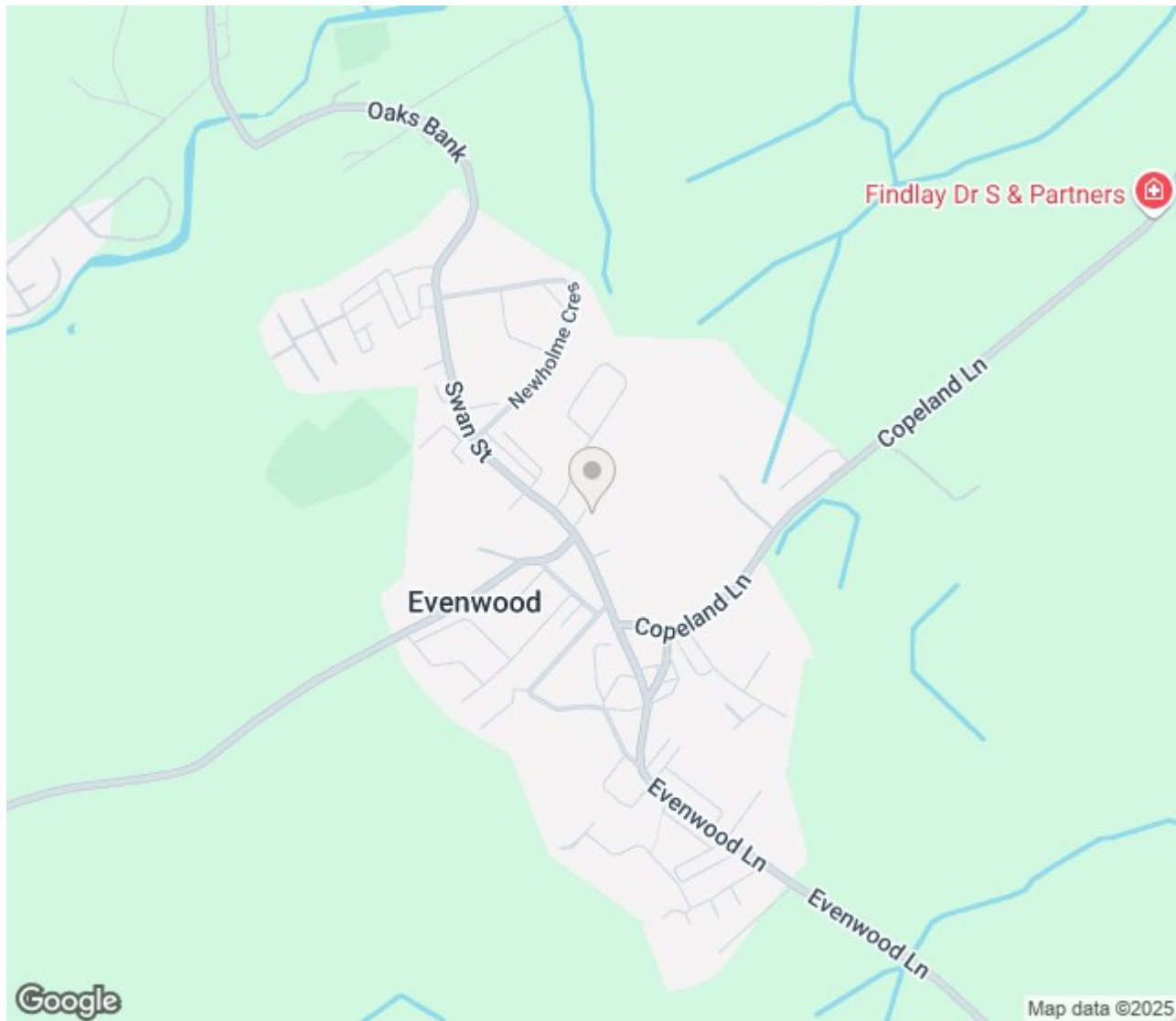


1ST FLOOR



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

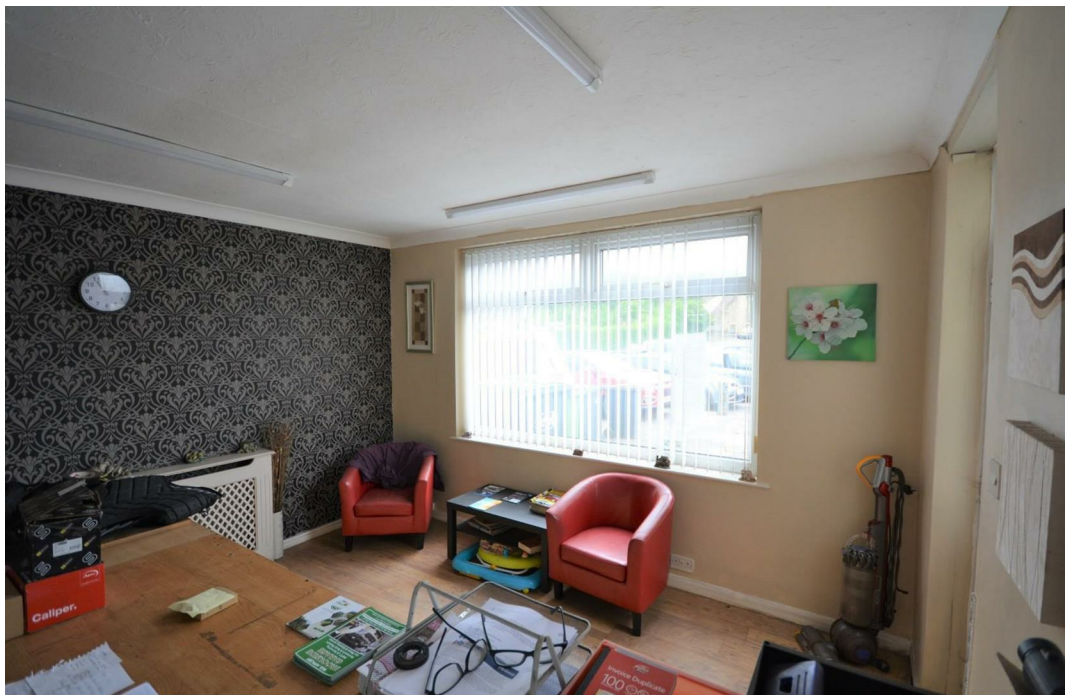
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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