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Stones End Evenwood, Bishop Auckland, DL14 9RE


## Stones End Evenwood, Bishop Auckland, DL14 9RE


Price £155,000

Three bedroomed stone fronted family home, located on Stones End in Evenwood, Evenwood is a quiet semi rural village surrounded by countryside and with local amenities including convenience stores and primary school. The village is just a short distance from nearby Bishop Auckland and Tindale's retail park which offer access to amenities including supermarkets, retail stores, high street shops, restaurants and healthcare services. There is a regular bus service through whilst the A688 is close by for commuters.

In brief the property comprises; entrance hallway, living room, dining room, kitchen, utility and cloakroom to the ground floor. The first floor accommodates three generous bedrooms and the family bathroom. Garden with lawn and patio to the rear.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

### Entrance Hallway

The entrance hallway leads through to the ground floor reception rooms as well as staircase ascending to the first floor.

### Living Room

12'1" x 18'4"  
The main reception room is spacious and bright with bow window to the front and traditional feature fireplace. There is ample space for furniture.

### Dining Room

12'9" x 18'4"  
The second reception room is also located to the front with plenty of space for a large table with chairs, bow window providing plenty of light.

### Kitchen

11'1" x 11'5"  
Kitchen fitted with a range of cream wall, drawer and base units, complementing work surfaces as well as space for appliances including a fridge/freezer, cooker, washing machine and dishwasher.

### Cloakroom

Comprising low level WC and hand basin.

### Utility Room

11'9" x 7'6"  
Additional space for appliances currently used as a study area.

### Master Bedroom

12'2" x 15'5"  
An impressive king sized bedroom with window to the front and ample space for bedroom furniture.

### Bedroom Two

11'1" x 15'1"  
The second bedroom is a generous double with window to the front and ample space for furniture.

### Bedroom Three

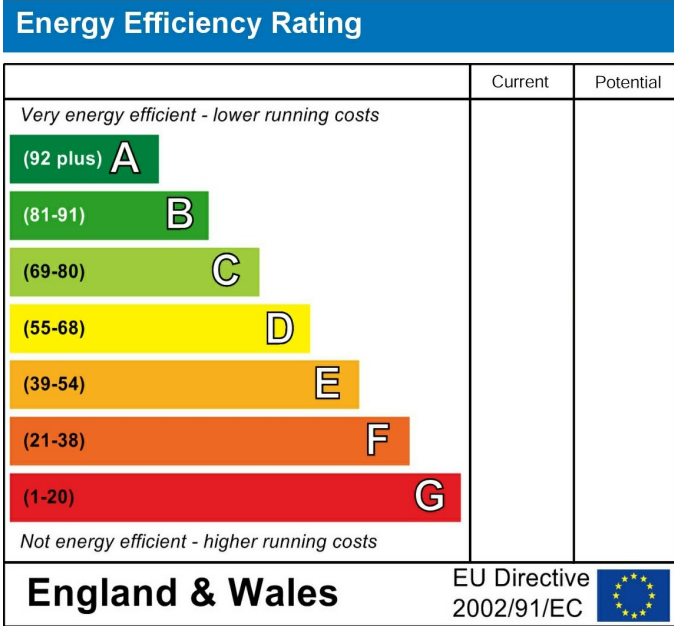
6'6" x 8'10"  
The third bedroom is also located to the front, a spacious single.

### Bathroom

11'0" x 11'1"  
Family bathroom fitted with a low level WC, wash hand basin, large jet spa bath and shower cubicle.

### Garden

To the rear is a good sized garden, mainly laid to lawn with patio area for furniture.



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.













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