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Randolph Terrace, Evenwood Bishop Auckland, DL14 9QJ

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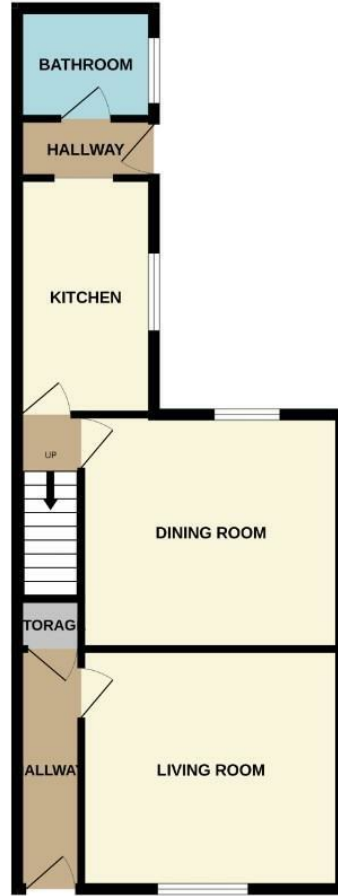
Price £68,000

Two bedroomed mid terrace property offered for sale with no onward chain, located in the semi rural village of Evenwood. It allows for access to a range of local amenities such as shops, cafés, doctors surgery and primary schools. 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.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and bathroom to the ground floor. The first floor contains two spacious double bedrooms. Externally the property has an enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is available.

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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 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	

**Living Room**

12'5" x 12'1"

Bright spacious living room located to the front of the property, with ample space for furniture and window to the front elevation.

**Dining Room**

13'1" x 11'9"

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

**Kitchen**

11'11" x 6'10"

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

**Bathroom**

6'10" x 5'3"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

**Master Bedroom**

16'4" x 12'1"

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

**Bedroom Two**

13'1" x 11'9"

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

**External**

Externally the property has an enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is available.

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.





