



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Gurlish West Coundon, DL14 8PN

12 Gurlish West, Coundon, DL14 8PN

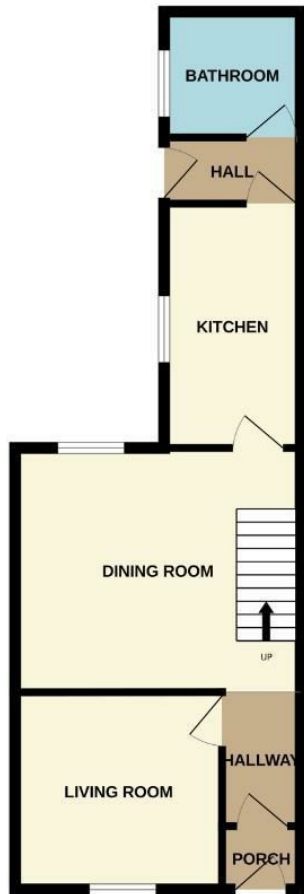
£50,000

Two bedroomed terraced property offered with no onward chain, located on Gurlish West. Situated within Coundon with access to a range of local amenities such as local shops, retail stores, cafés and a primary school. Coundon is also only a short distance from Bishop Auckland where there is a larger array of supermarkets, banks, restaurants and healthcare facilities. Great public transport links are on offer via the train and bus station along with access to the A688 and the A689 allowing easy links to Darlington, Durham and Newcastle.

In brief the property comprises; a living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the two 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.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

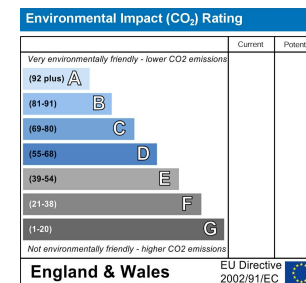
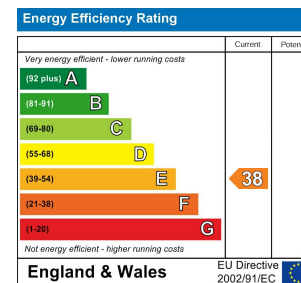
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metropix C2024.



**Living Room**

10'4" x 9'8"

Spacious living room located to the front elevation, with ample space for furniture and window to the front elevation.

**Dining Room**

14'1" x 12'1"

The second reception room is another good sized reception room, with window to the rear elevation.

**Kitchen**

12'1" x 6'9"

The kitchen contains a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing kitchen appliances.

**Bathroom**

6'11" x 6'2"

Fitted with a panelled bath, WC and wash hand basin.

**Master Bedroom**

14'1" x 13'5"

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

**Bedroom Two**

8'4" x 8'3"

The second bedroom is another good size 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.



