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Newholme Crescent Evenwood, Bishop Auckland, DL14 9RY

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Price £120,000

Three bedroomed semi detached family home, with garden, solar panels and driveway. The property can be sold fully furnished, and is pleasantly positioned in Newholme Crescent, Evenwood. This semi rural village provides a range of local amenities including; a primary school, village shop, cafés and doctors surgery. The nearby town Bishop Auckland is only approximately 4 miles away which provides a vast range of supermarkets, secondary schools, popular retails stores, restaurants and recreational facilities. Great links are available to commuters, the A688 leads to the A1 (M) both North and South as well as offering access to Barnard Castle and other nearby towns. The historical city Durham is located only approx. 15miles away, providing a larger selection of restaurants and shops as well as having the popular indoor and outdoor markets.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a low maintenance garden to the front, along with driveway providing off street parking. To the rear there is a large enclosed garden, mainly laid to lawn with decked seating area ideal for outdoor furniture.

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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**

17'7" x 13'1"

Bright and spacious living room, benefiting from neutral décor, ample space for furniture, multi fuel stove, window to the front elevation and French doors to the rear leading into the garden.

**Kitchen**

11'5" x 10'9"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances, kitchen table/chairs and French doors to the rear.

**Cloakroom**

6'5" x 2'7"

Fitted with a WC and wash hand basin.

**Master Bedroom**

13'1" x 10'9"

The master bedroom provides space for a king sized bed, further furniture, built in storage cupboard and window to the rear elevation.

**Bedroom Two**

11'6" x 10'7"

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

**Bedroom Three**

9'10" x 6'6"

The third bedroom is a double bedroom with window to the front elevation.

**Bathroom**

6'6" x 5'6"

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

**External**

Externally the property has a low maintenance garden to the front, along with driveway providing off street parking. To the rear there is a large enclosed garden, mainly laid to lawn with decked seating area ideal for outdoor 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.





