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The Towers Witton Le Wear, Bishop Auckland, DL14 0AD

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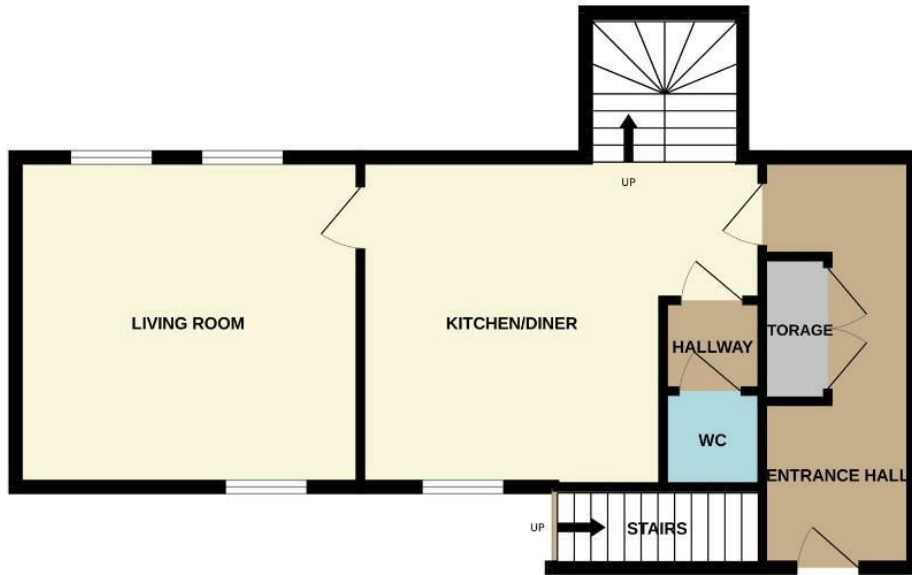
Price £190,000

Immaculately presented two bedroomed cottage pleasantly positioned within the outskirts of Witton Le Wear within the grounds of Old Witton Tower a Grade 2 Listed Building. The main tower building dates back to 1346 and it was converted in 2005 into exclusive apartments with further cottages including this property being subsequently added into the estate. This modern family home beautifully presented throughout with patio area for outdoor furniture as well as adequate parking. The A68 is close by, ideal for commuters. This semi rural village has a range of local amenities including two pubs, a primary school and a community centre and it is surrounded by attractive walks and bridleways, as well as being close to Hamsterley Forest. There is a bus service which passes through the village in both directions to nearby towns Wolsingham and Bishop Auckland, which provide further amenities.

In brief the property comprises; an entrance hall leading into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the two spacious bedrooms and family bathroom. Externally the property has off street parking and access to the buildings private communal gardens, which are beautifully kept and well maintained providing space 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) 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 2002/91/EC	

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

Living Room

14'1" x 11'9"

Bright and spacious living room, with neutral decor, ample space for furniture, gas stove and large dual aspect windows providing plenty of natural light.

Kitchen/Diner

15'8" x 11'9"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood, dishwasher and fridge/freezer.

Master Bedroom

15'8" x 12'2"

The master bedroom provides space for a king sized bed, further furniture and three windows providing lots of natural light.

Bedroom Two

10'9" x 8'2"

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

Bathroom

8'6" x 5'2"

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

External

Externally the property has off street parking and access to the buildings private communal gardens, which are beautifully kept and well maintained providing space 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.







