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Farncombe Terrace Evenwood, Bishop Auckland, DL14 9QW



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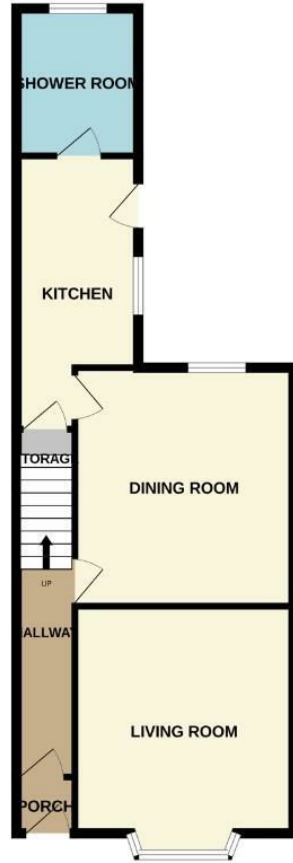
Price £110,000

Beautifully presented three bedroomed family home, benefiting from a garden and off street parking for two cars. The property is located within the quiet, semi rural village, Evenwood 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 to the living room, dining room, kitchen and wet room to the ground floor, The first floor contains the master bedroom and two further bedrooms. Externally the property has an enclosed yard to the rear with gated access to the rear lane. Across the rear lane there is off street parking for two cars as well as large enclosed lawned garden with large storage shed benefiting from power and lights.

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GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.

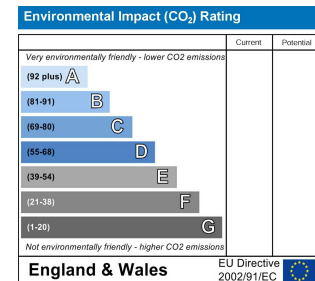
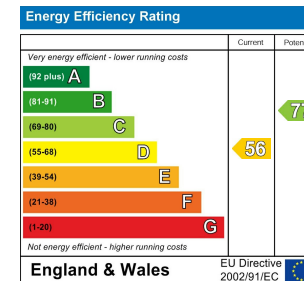


1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 sq.m.) approx.

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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**Living Room**

12'11" x 12'5"

Beautifully presented living room with neutral decor, oak flooring, ample space for furniture, multi fuel stove and large bay window to the front elevation.

**Dining Room**

13'6" x 12'8"

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

**Kitchen**

12'1" x 6'11"

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 and overhead extractor along with space for further free standing appliances.

**Wet Room**

8'5" x 6'10"

The wet room contains a WC, wash hand basin and shower.

**Master Bedroom**

13'1" x 9'10"

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

**Bedroom Two**

13'5" x 9'10"

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

**Bedroom Three**

10'2" x 6'0"

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

**External**

Externally the property has an enclosed yard to the rear with gated access to the rear lane. Across the rear lane there is off street parking for two cars as well as large enclosed lawned garden with large storage shed benefiting from power and lights.

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.







