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Toft Hill, Bishop Auckland, DL14 0JD

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Offers Around £120,000

Beautifully presented two bedroomed terraced property located in Toft Hill which has large gardens, sun room and countryside views . It is situated within easy reach of local amenities such as an Ofsted Rated Outstanding Primary School, two nurseries, Methodist Church and village pub, whilst further amenities such as supermarkets, popular high street stores and food outlets are located in the nearby towns Bishop Auckland and West Auckland. Located on the A68, ideal for commuters, it leads to the A1(M) and A688. The village is surrounded by open countryside, farmers fields, rolling hills and public walks.

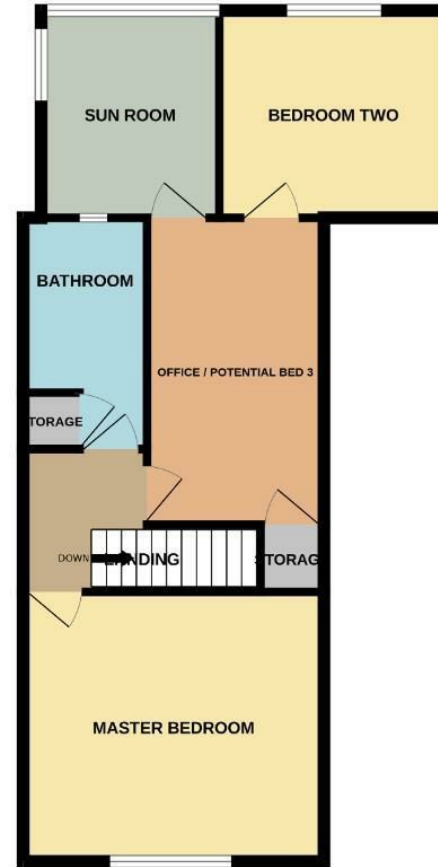
In brief the property comprises; the living room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, second bedroom, home office/potential third bedroom, sun room and bathroom. Externally the property has on street parking to the front, whilst to the rear the property large lawned gardens, patio area ideal for outdoor furniture and storage shed.

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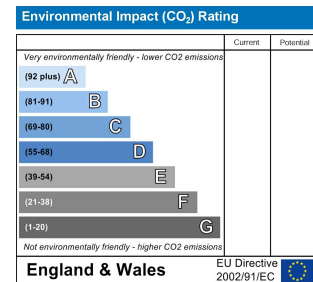
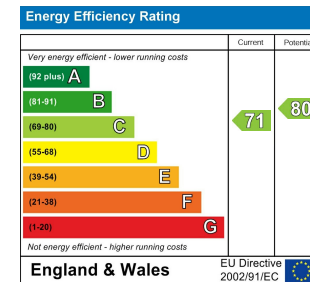
GROUND FLOOR



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.
Made with Netragix 6/2024.



Dining Room

15'5" x 13'9"

Bright and spacious dining room, with neutral decor, ample space for furniture and window to the front elevation.

Living Room

14'1" x 13'9"

The living room is another good size reception room, providing ample space for living room furniture and open plan leading through into the kitchen.

Kitchen

13'9" x 9'6"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing appliances and window to the rear elevation.

Utility Room

9'6" x 5'6"

The utility room provides additional storage space along with space for further appliances.

Cloakroom

3'11" x 2'7"

Fitted with a WC and wash hand basin.

Master Bedroom

15'6" x 13'11"

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

Bedroom Two

10'5" x 9'2"

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

Office/Playroom

A further room on the first floor allowing access into the sun room and second bedroom, which could be used as a home office or dressing room and provides potential for a third bedroom.

Sun Room

9'6" x 8'3"

The sun room is located on the first floor, enjoying views over the garden and surrounding countryside.

Bathroom

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

External

Externally the property has off street parking to the front for one car, whilst to the rear the property large lawned gardens, patio area ideal for outdoor furniture and storage shed.

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.







