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35 Toft Hill, Bishop Auckland, DL14 0JA

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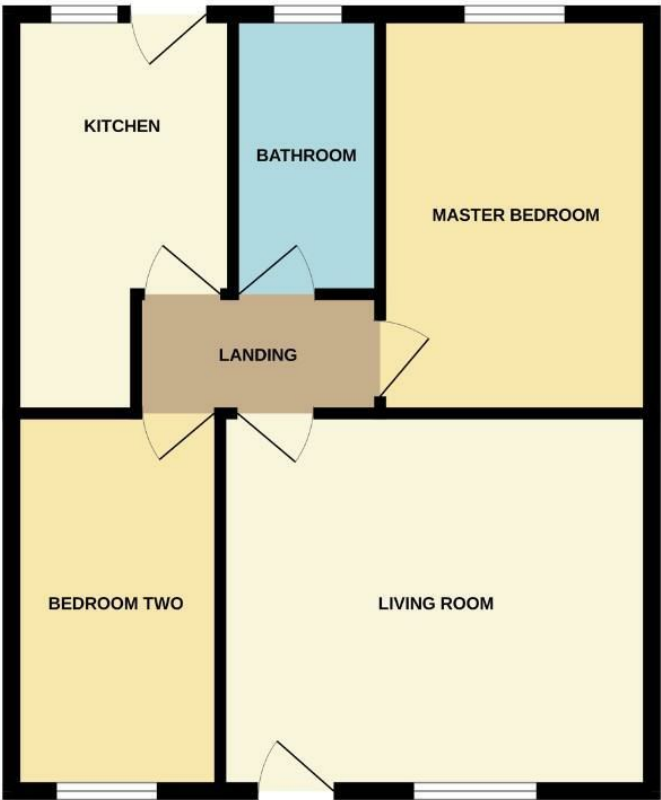
£90,000

Well presented two bedroomed bungalow pleasantly positioned within Toft Hill offered to the market for sale. With no onward chain, this cottage would be an ideal opportunity for those looking for a village location with scenic views throughout. Situated on the A68, this property is ideal for first time buyers or families alike. Toft Hill is known for its outstanding primary school, and has easy access to neighbouring towns which provide access to further amenities. Its only approx. 3.6miles from Bishop Auckland, which has facilities including healthcare services, supermarkets, cafés, secondary schools as well as having an extensive public transport system which allows access to both the neighbouring towns and villages, as well as further afield places such as Darlington, Durham, Newcastle and York.

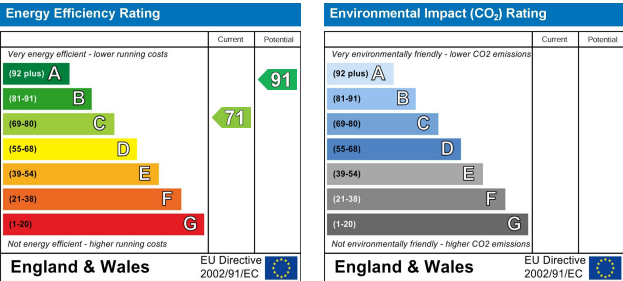
In brief, the property comprises; the living room, kitchen, master bedroom, second bedroom and family bathroom. Externally, the property has a walled courtyard and availability for on street parking to the front with an enclosed yard to the rear.

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GROUND 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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Living Room

14'1" x 12'5"

Bright and spacious living area with decorative fire surround, neutral decor and window to the front elevation providing plenty of natural light.

Kitchen

12'11" x 9'10"

Modern kitchen fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks, sink/drainers unit and integrated oven and hob. Space is also available for further free standing appliances and the back door leads out into the yard.

Master Bedroom

13'1" x 8'11"

Generous master bedroom with ample space for a king sized bed and further bedroom furniture, benefiting from neutral decor and window to the rear elevation.

Bedroom Two

12'2" x 6'9"

Second bedroom located to the front of the property with space for a single bed and window to the front elevation.

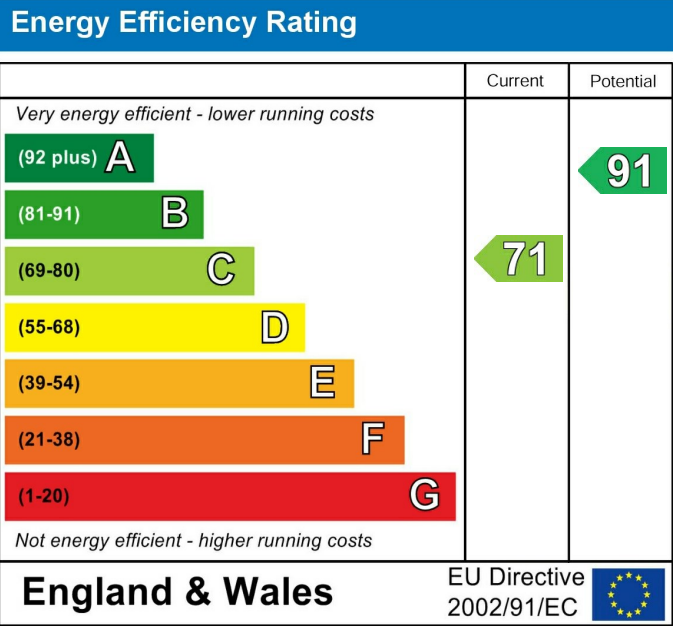
Bathroom

9'4" x 4'11"

Family bathroom fitted with a panelled bath with overhead shower, heated towel rail, wash hand basin, WC and frosted window to the rear elevation.

External

Externally, the property has a walled courtyard and availability for on street parking to the front with an enclosed yard to the rear.



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.

