

COLERIDGE CLOSE

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Coleridge Close Sunnybrow, Crook, DL15 0NJ

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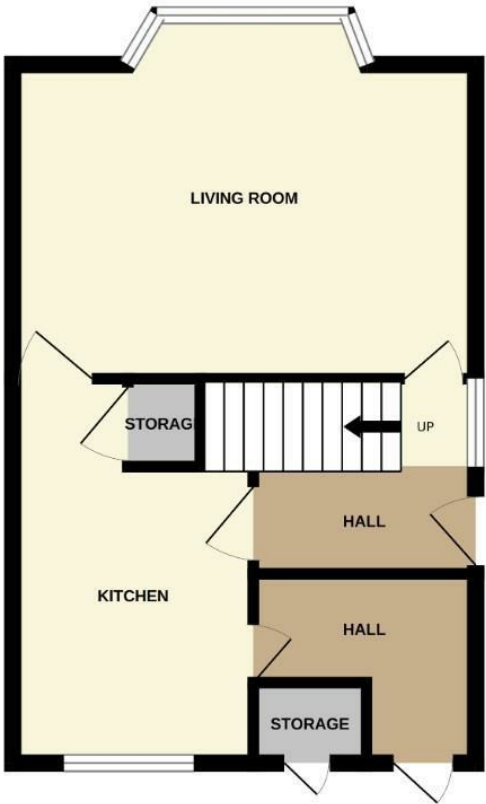
£70,000

Two bedroomed end of terrace property located on Coleridge Close in Sunnybrow. Perfect for investors, the property is offered to the market with tenants in situ. It is only approx 2.6 miles away from Crook the neighbouring marketing town is only approx 4.2miles away from Bishop Auckland. Bishop Auckland has a vast array of facilities, such as healthcare services, supermarkets, banks, retail stores and both primary and secondary schools. It also has an extensive public transport system, allowing access to further afield such as Darlington, Durham, Newcastle and York

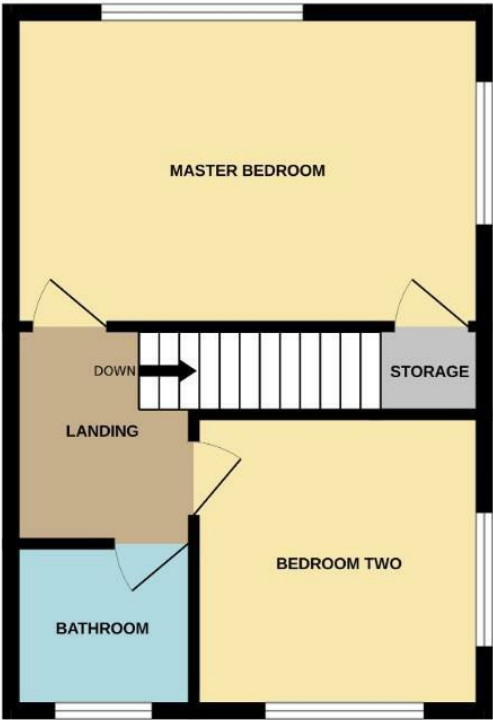
In brief, the property comprises; an entrance hall leading through into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has on street parking available, along with an enclosed garden to the front and side elevation with hedged border and gated access to the rear.

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GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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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

15'8" x 10'7"

Spacious living room located to the front of the property, with ample space for furniture and dual aspect windows providing lots of natural light.

Kitchen

13'1" 10'4"

The kitchen contains a range of wood effect wall, base and drawer units, contrasting work surfaces, splashbacks and sink/drain unit. Space is available for free standing kitchen appliances.

Master Bedroom

15'8" x 10'8"

The master bedroom is a generous double bedroom located to the front of the property, with built in storage cupboard and window to the front elevation.

Bedroom Two

9'10" x 9'10"

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

Bathroom

6'6" x 5'8"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin. Window to the rear elevation.

External

Externally the property has on street parking available, along with an enclosed garden to the front and side elevation with hedged border and gated access 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.

