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Victoria Cottages Copley, Bishop Auckland, DL13 5LX

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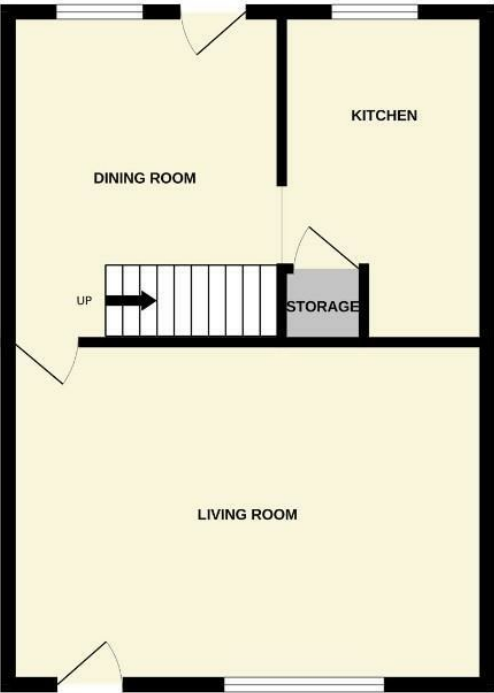
Price £145,000

This three bedroomed semi-detached cottage located near Copley, a small rural village within Bishop Auckland. Located approx. 7 miles from Barnard Castle and 10 miles from Bishop Auckland Town provides access to a range of amenities including schools, supermarkets, high street stores, retail shops and both restaurants and cafes. The nearby villages provide access to local shops, convenience stores and primary schools. The A688 is close by; ideal for commuters.

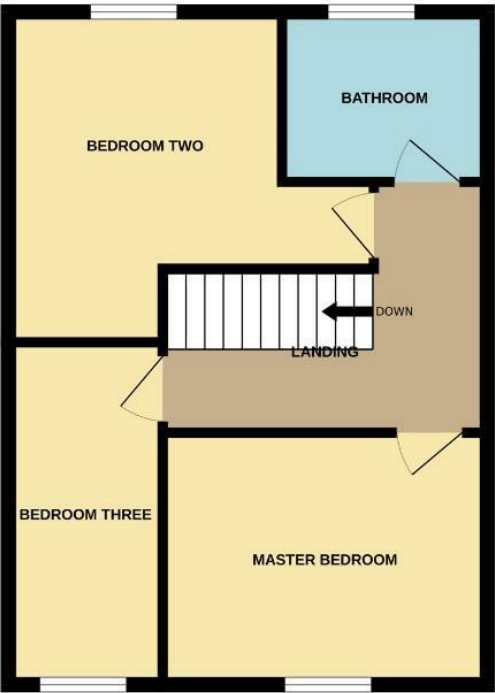
In brief the property comprises; the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Additionally, there is an attic room which has been boarded and has power, ideal for use as a home office and provides additional storage space. Externally the property has a low maintenance garden to the front, with raised planters and gravelled area ideal for outdoor furniture. As well as an ideal parking space for a car to the rear of the property.

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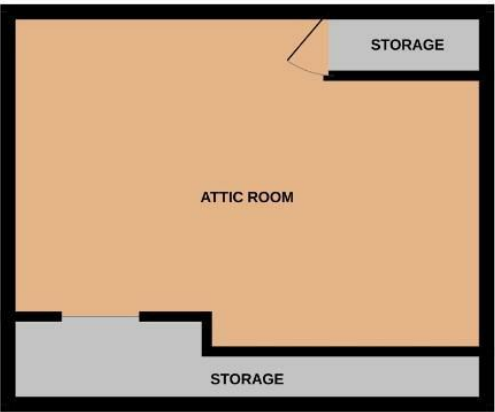
GROUND FLOOR



1ST FLOOR



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

Living Room

18'4" x 16'3"

Bright and spacious living room with ample for furniture, neutral decor, multi fuel stove with feature surround and window to the front elevation.

Dining Room

12'7" x 8'6"

The second reception room is another good size with space for a table and chairs, further furniture and access into the kitchen.

Kitchen

12'7" x 9'4"

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

Master Bedroom

11'9" x 9'6"

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

Bedroom Two

9'10" x 10'4"

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

Bedroom Three

12'9" x 5'10"

The third bedroom is another good size with window to the front elevation.

Bathroom

7'1" x 6'2"

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

External

Externally the property has a low maintenance garden to

the front, with raised planters and gravelled area ideal for outdoor furniture. To the rear there is a parking space for one car.

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.







