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Copeland Road, West Auckland, County Durham, DL14 9JJ

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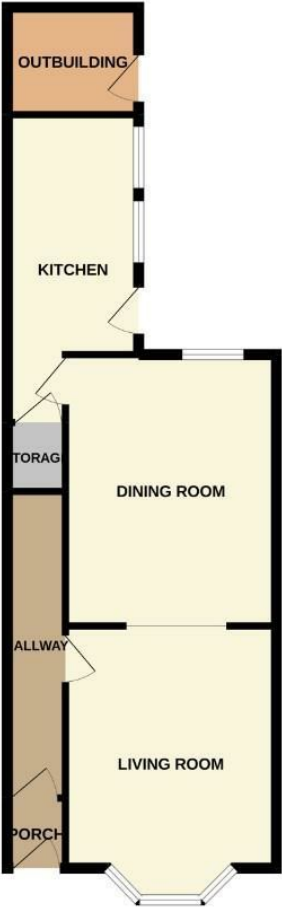
Price £90,000

Two bedroomed terraced property located on Copeland Road in West Auckland. This property has the added benefit of no onward chain and is refurbished throughout with new boiler, central heating system, rewire and has an enclosed garden over the rear lane. It is located just a short distance from both Bishop Auckland's town centre and Tindale Retail Park offers access to a range of amenities such as supermarkets, healthcare services, high street stores, restaurants and also both primary and secondary schools. There is also an extensive public transport system in the area offering access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle or York. The A68 is nearby and leads to the A1(M) ideal for commuters.

In brief the property comprises; an entrance hall leading through to the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally there is an enclosed yard to the rear, as well as a enclosed garden further up the rear lane. To the front of the property, there is a walled courtyard and on street parking is available.

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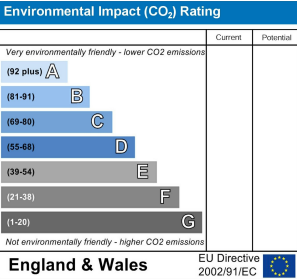
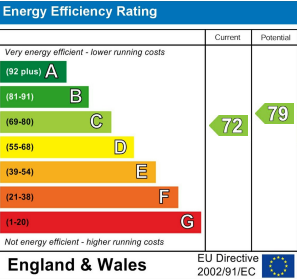
GROUND FLOOR



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.
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Living Room

12'11" x 11'3"
Spacious and bright living room located to the front of the property, benefiting from modern decor, new carpets and bay window to the front elevation.

Dining Room

14'6" x 11'5"
The second reception room is another great size providing ample space for a dining table and chairs, built in storage cupboard, new carpets and window to the rear elevation.

Kitchen

12'11" x 7'0"
The kitchen contains a range of modern wall, base and drawer units, contrasting work surfaces, splash backs and sink/drain unit. Benefiting from an integrated electric double oven, hob, overhead extractor hood, fridge/freezer and space for a washing machine.

Master Bedroom

15'1" x 13'1"
The master bedroom is a large double bedroom providing space for a king sized bed, further furniture with built in storage cupboard, neutral decor and window to the front elevation.

Bedroom Two

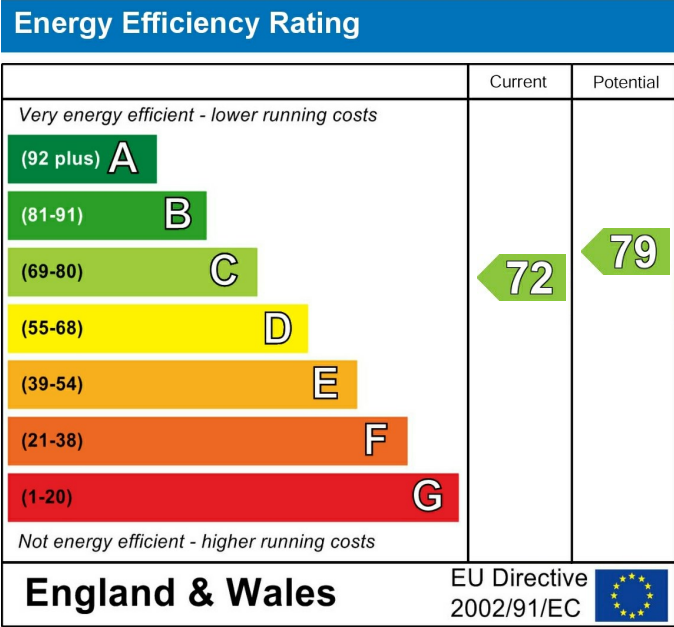
14'6" x 8'10"
The second bedroom is another good size double bedroom with neutral decor and window to the rear elevation.

Bathroom

12'11" x 6'11"
The family bathroom is located on the first floor, it contains a double walk in shower cubicle, WC, wash hand basin and panelled bath. Opaque window to the side elevation.

External

Externally the property has an enclosed yard to the rear with gated access to the rear lane. Further up the lane there is an enclosed lawned garden. To the front of the property on street parking is available.



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.





