

# KAN MOVE

## Estate Agents

2 bed End Terrace House for sale - £119,950

Low Etherley - Bishop Auckland



Council Tax Band: A

EPC Rating: D

SUPERBLY PRESENTED STONE BUILD COTTAGE on the outskirts of Bishop Auckland in the semi rural village of LOW ETHERLEY with easy commuting access to the A68, all local amenities including schools and shops with a local bus service. SOLD WITH NO ONWARD CHAIN Two bedroom end terraced house with a rear garden, from the entrance vestibule into a light and spacious lounge through to a well appointed Kitchen/Diner with French Doors out to enclosed rear yard, First floor Bathroom with a shower off the mains over the bath, The property benefits from Double glazing and gas fired central heating system. Externally with side access to a shared lane is a private garden. Viewing is highly recommended to appreciate this well presented property ready to move into.

**1 Bathrooms**

**2 Beds**



- TWO BEDROOM STONE BUILD COTTAGE
- WELL PRESENTED END TERRACED
- KITCHEN/DINER

- FIRST FLOOR BATHROOM
- REAR GARDEN
- GAS FIRED CENTRAL HEATING SYSTEM

SCAN FOR DETAILS

## Entrance/Vestibule

Composite entrance door into vestibule with stairs, Door into the lounge

## Lounge 14' 0" x 14' 0" (4.26m x 4.26m)

Upvc double glazed window to the front and side, inset fire place with Log burner effect gas fire and hearth, understairs storage cupboard. Half glazed door into the Kitchen/Diner

## Kitchen/Diner 17' 0" x 8' 0" (5.18m x 2.44m)

Matching wall and base units with drawers, Stainless steel sink unit with mixer tap, plumbing for washing machine, electric hob with electric oven and extractor hood, space for Fridge/Freezer, tiled splash backs, spotlights to ceiling. Laminate flooring, Upvc double glazed window to the rear, Upvc Double glazed French Doors out to the rear enclosed yard.

## Landing

Loft access

## Bedroom One 14' 0" x 14' 0" into Alcove (4.26m x 4.26m)

Upvc Double glazed window to the front, Storage/Wardrobe Cupboard housing the Wall mounted Boiler.

## Bedroom Two 9' 0" x 9' 0" (2.74m x 2.74m)

Upvc Double glazed window to the rear.

## Bathroom

White suite with wash hand basin set in a vanity unit with drawers, low level W/C, bath with shower over off the mains and shower screen and part tiled walls, spot lights to the ceiling, Upvc double glazed window to the rear.

## Externally

Enclosed rear yard with brick storage outhouse, Timber gate with access to the rear lane and garden.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

