



ADDISONS

PROPERTY • RURAL • VALUATION

5, Evenwood Gate



EPC Rating: D



Price:
£70,000

Call for an Appointment
01833 638094

ABOUT THE PROPERTY

Offered to the market with no onward chain, this two-bedroom mid terrace house provides the opportunity for renovation and would suit those looking for an investment / first time buyer.

The property benefits from Gas Central Heating and Double Glazing throughout and briefly comprises of Entrance Vestibule, Living Room, Dining Room, and Kitchen to the Ground Floor. Two Bedroom and Bathroom make up the First-Floor accommodation.

Evenwood Gate is situated on the outskirts of Evenwood and is only approximately 3 miles from St Helen Auckland and Tindale retail park, which contains a range of supermarkets, shops and further facilities. It is also only approximately 8.5 miles from the popular market town Barnard Castle.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

Stairs rising to the First Floor and door leading to the Living Room.

Living Room

Bay window looking onto the front elevation, gas fire with decorative surround, coving to ceiling, tiled flooring, radiator, understairs storage cupboard and door leading to the Dining Room.

Dining Room

Window to the rear, coving to ceiling, radiator and door leading to the Kitchen.

Kitchen

Fitted with a good range of wall and floor units, stainless steel sink and drainer, plumbing for a washing machine, space for a free-standing fridge-freezer and dishwasher. Door providing access to the Yard, window to the rear and radiator.

FIRST FLOOR

Landing

Doors to accommodation and loft hatch.

Bedroom 1

Window overlooking the front elevation, coving to ceiling, cupboard housing the boiler and radiator.

Bedroom 2

Window overlooking the rear elevation and radiator.

Bathroom

Panelled

bath with shower head, WC, hand wash basin, storage cupboard, obscured window and radiator.

EXTERNALLY

There is an enclosed yard to the rear of the property with two useful outside stores.

TENURE

Freehold

COUNCIL TAX

Band A

VIEWING

Strictly via appointment through the selling agents on 01833 638094

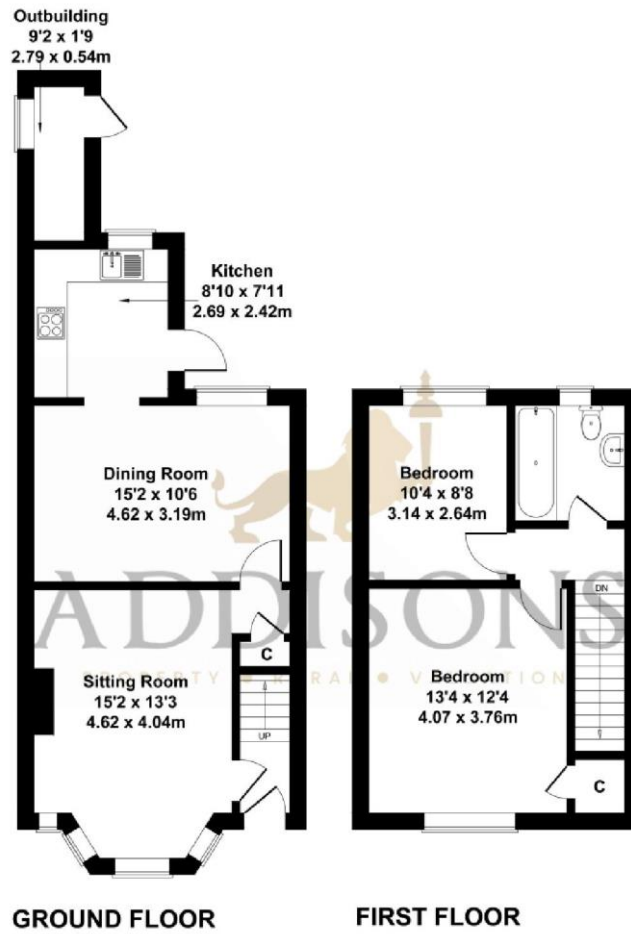
BROCHURE

MW/CT-08.06.23



Floor Plan

5 Evenwood Gate



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		90
81-91	B		
69-80	C		
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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