



## Grange View

Coundon Gate, Bishop Auckland DL14 8QJ

Chain Free £85,000







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# Grange View

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- Two/Three Bedroom Mid Terrace
- EPC Grade D
- Two Double Bedrooms & Nursery

- Double Glazed
- Two Good Sized Reception Rooms
- Good Sized Rear Yard

- Gas Central Heating
- Open View To The Front
- Close To Shopping Centre

Offered for sale chain free, a lovely well presented two/three bedroom mid terraced house which is not overlooked to the front. (The third room is a small single or nursery sized room)

With Gas central heating and Double Glazing.

The accommodation comprises of: traditional Entrance hallway, lounge, dining room and good sized Kitchen, whilst to the first floor there are two double bedrooms & a third smaller room / nursery and a fitted bathroom. To the front there is a garden forecourt and a good sized yard to the rear.

Viewing is essential

## Ground Floor

### Entrance

Accessed via entrance door and a further door leads into the inner hallway.

### Inner Hallway

Stairs rise to the first floor, central heating radiator and a door leading into the dining room.

### Lounge

13'04" x 11'00" (4.06m x 3.35m)

Located to the front elevation of the property with bay window and central heating radiator.

### Dining Room

11'02" x 14'07" (3.40m x 4.45m)

Located off the lounge with double opening sliding doors, central heating radiator and window.

### Kitchen

15'03" x 7'02" (4.65m x 2.18m)

Fitted with wood effect base and wall units, laminate work surfaces over and tiled splashbacks. Stainless steel sink unit, window and door to the rear and ample space for free standing appliances. The central heating boiler can also be found in this room. There is access to a useful under stair storage cupboard.

## First Floor

### Landing

Stair rise from the inner hallway and a split level landing provides access to the first floor living accommodation.

### Bedroom One

14'8" x 11'10" (4.47m x 3.61m)

Located to the front elevation of the property having window and central heating radiator.

### Bedroom Two

13'9" x 8'6" (4.19m x 2.59m)

Located to the rear of the property having window and central heating radiator.

### Bedroom Three/Nursery

7'02" x 7'00" (2.18m x 2.13m)

Having window and central heating radiator.

### Bathroom

Fitted with a three piece suite comprising corner bath, WC and wash hand basin, window and central heating radiator.

### Exterior

To the front of the property there is an enclosed forecourt garden whilst to the rear is an enclosed yard with gated access to the lane at the rear.

## Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8221-6427-5460-9649-4996>

Epc Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available (Highest available download speed 65 Mbps, Highest available upload speed 16 Mbps)

Mobile Signal/coverage: Likely with EE, Three, O2 and Vodafone  
Council Tax: Durham County Council, Band: A. Annual price: £1,547.03 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Energy Performance Certificate Grade D

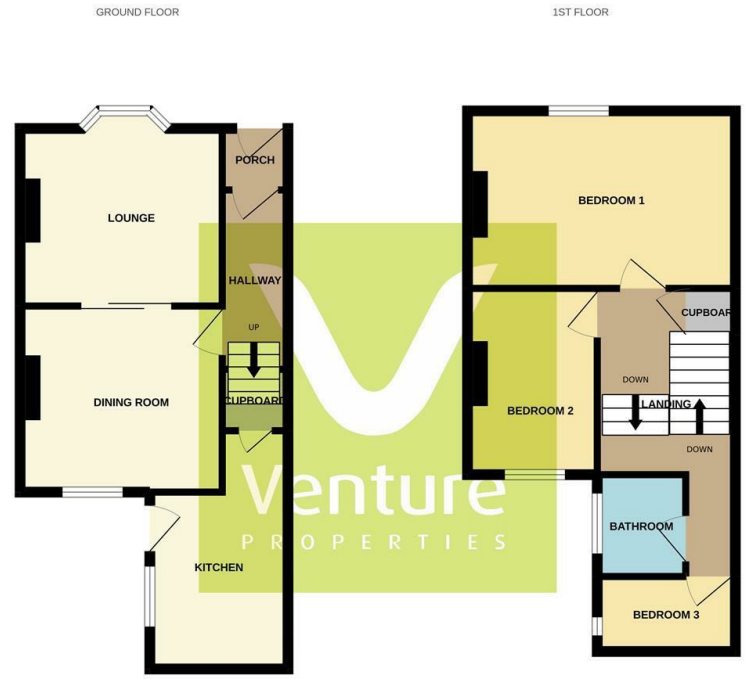
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea

## Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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. Made with letroplan ©2022



## Property Information

Council Tax Band A - Durham County Council  
Tenure - Freehold