



Brooklands

Bishop Auckland DL14 6PP

Offers Over £90,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Brooklands

Bishop Auckland DL14 6PP



- Lovely Two Bedroom Semi Detached Home
- EPC Grade C
- Kitchen

- Ideal for First Time Buyer or Investment Opportunity
- Low Maintenance Enclosed Patio Garden
- First Floor Bathroom

- Off Road Parking
- Lounge Diner
- Close to Local Amenities

We are delighted to offer to the market this lovely family home, first time buyer property or investment opportunity. It has been well loved and maintained by the current owners, in brief comprising of entrance hall, kitchen, LOUNGE/DINER and to the first floor TWO BEDROOMS and FAMILY BATHROOM, whilst to the front is OFF ROAD PARKING and the rear an ENCLOSED LOW MAINTENANCE PATIO GARDEN.

Ground Floor

Entrance

Accessed via a UPVC entrance door into a spacious hallway, stairs rise to the first floor, obscured UPVC window, central heating radiator and access to an under stair storage cupboard. Solid wood flooring.

Lounge Dining Room

20'6" x 10'7" (6.256 x 3.240)

Having a lovely dual aspect with UPVC window to the front and UPVC patio doors to the rear, gas fire set in granite hearth and surround with central heating radiator. The solid wood flooring continues from the hallway.

Kitchen

11'11" x 8'2" max (3.640 x 2.499 max)

Fitted with base and wall units, laminate wood surfaces over, sink unit and integrated electric oven and gas hob with ample space for free standing appliances. UPVC window and door leading to the rear.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and the loft.

Bedroom One

8'10" x 14'3" (2.697 x 4.354)

Located to the front elevation of the property having two UPVC windows, central heating radiator and access to a useful over stair storage cupboard which makes an ideal wardrobe area with UPVC window.

Bedroom Two

10'5" x 10'7" (3.177 x 3.250)

Located to the rear elevation of the entirety having UPVC window and central heating radiator

Bathroom/WC

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin, fully tiled, obscured UPVC window, central heating radiator and access to a useful storage cupboard housing the gas central heating boiler.

Exterior

To the front of the property is a block paved driveway allowing off road parking for two vehicles with gated access to the rear garden.

The rear patio garden is on a split level allowing ample space for seating with access to two outbuildings.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9328-8977-7280-2195-0964>

EPC Grade C

Agents Note

The sellers have received conditional approval under Building Regulations for a single storey extension to rear and new W.C to the existing dwelling in October 2023. Planning permission may also be required.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 9000 Mbps Highest available upload speed 9000 Mbps

Mobile Signal/coverage: Likely to be good

Council Tax: Durham County Council, Band B : Annual price: £1,608.52 (Maximum 2024)

Energy Performance Certificate Grade C

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: Medium risk of surface water flooding. Very low risk of flooding from rivers and the sea

Disclaimer

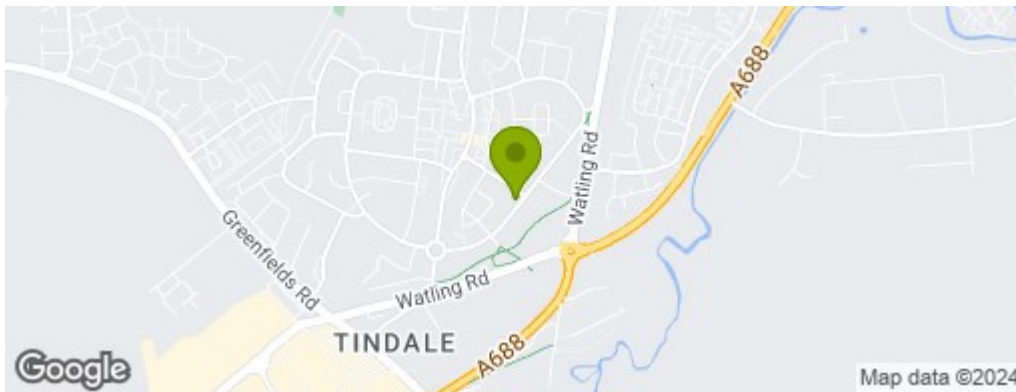
The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities.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

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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Property Information

Council Tax Band A - Durham County Council
Tenure - Freehold

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