



The Centre

Evenwood, Bishop Auckland DL14 9QF

£87,000





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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- One Bedroom Terraced Cottage
- EPC Grade D
- Ideal Holiday Home

- Plus Office Space
- Gas Central Heating
- Enclosed Rear Yard

- Character Property
- Village Location
- Call Venture To View Today

Welcome to this charming one-bedroom cottage located in the heart of the semi-rural village of Evenwood, Bishop Auckland. This delightful property boasts a cosy lounge with a multi-burning stove, perfect for those chilly evenings.

The cottage features not only a bedroom but also an office area, providing flexibility for those who work from home or simply need extra space. The rear is an enclosed yard to offer a lovely outdoor area to relax and enjoy some fresh air.

With its characterful charm and ideal location, this property is not only a wonderful place to call home but also a fantastic option for those looking for a holiday retreat. Don't miss out on the opportunity to own this lovely cottage in the Centre of Evenwood.

GROUND FLOOR

Lounge

13'9" x 13'2" (4.199 x 4.018)

with central heating radiator, feature inglenook fireplace housing wood burning stove and uPVC double glazed window to front.

Kitchen

13'9" x 10'5" (4.207 x 3.182)

Fitted with a range of wall and base unit having contrasting work surfaces over, sink unit with mixer tap, space for gas oven, tiled flooring, open stairs case to first floor, central heating radiator and uPVC double glazed window to rear.

Rear Lobby

Housing wall mounted gas boiler and plumbing for washing machine also rear entrance door.

FIRST FLOOR

Office Area

8'10" x 8'7" (2.700 x 2.640)

Having central heating radiator, wood flooring and uPVC double glazed window to rear.

Bedroom One

13'7" x 10'11" (4.145 x 3.337)

With wood flooring, central heating radiator and uPVC double glazed window to front.

Bathroom

Fitted with a white suite comprising of panelled bath, wc, wash hand basin, central heating radiator and fully tiled walls.

Externally

Externally is an enclosed yard.

AGENTS NOTE

There is also a right of access across the neighbouring property's yards.

Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2624-5711-1511-1199-0148>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains (smart meter)

Sewerage and water: Mains

Broadband: Superfast Available Highest available download

speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Likely to be good with 02, limited with Vodaphone & EE. We recommend you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: A Annual price: £ 1,602.89 (Maximum 2024)

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.

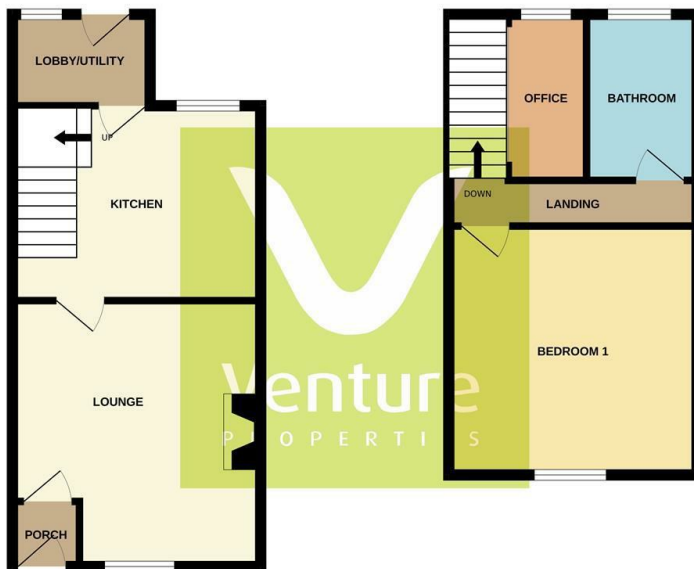
Flood Risk: High risk of surface water flooding. Very low risk of flooding from rivers and the sea. The property has been in the current ownership for over 15 years and no flooding has occurred. The seller has never been asked to pay higher insurance premiums due to flood risk

Disclaimer

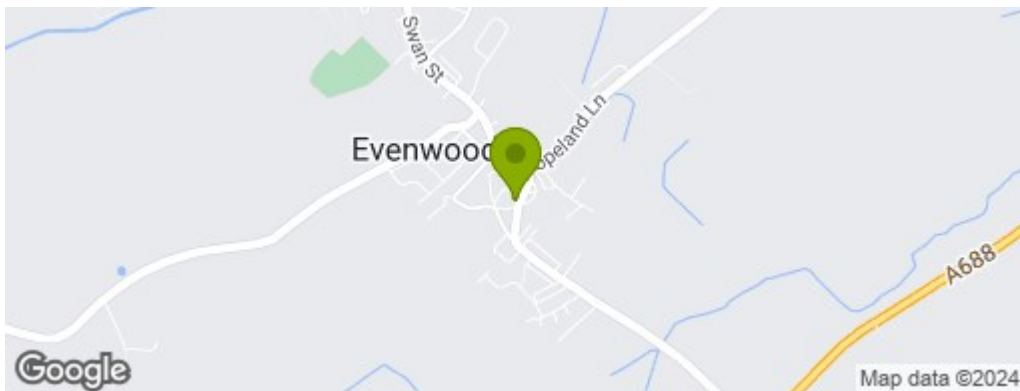
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

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