



Limestone Way

Coundon, Bishop Auckland DL14 8JL

Chain Free £165,000





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Limestone Way

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- Three Bedroom Detached
- EPC Grade B
- UPVC Double Glazed

- CHAIN FREE
- Off Road Parking
- Garage

- Upgraded Fixtures and Fittings
- Groundfloor WC, En Suite and Family Bathroom
- Enclosed Garden

This delightful detached house on Limestone Way offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for both relaxation and entertaining.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly and providing ample facilities for family and guests alike. The thoughtful design of the home allows for a harmonious flow between the living spaces, making it a joy to inhabit.

Outside, the property features parking for two vehicles, a valuable asset in today's busy world. The surrounding area is known for its community spirit and accessibility to local amenities, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This residence on Limestone Way is not just a house; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to establish their home in Coundon. Do not miss the chance to view this lovely property and envision your future here.

Ground Floor

Entrance

Accessed via a composite door, stairs rise to the first floor, central heating radiator and access to a useful under stair storage cupboard.

Lounge

12'11" x 12'07" (3.94m x 3.84m)

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

WC

Having WC and wash hand basin, central heating radiator and extraction fan.

Dining Kitchen

18'02" x 9'03" (5.54m x 2.82m)

The beautifully presented kitchen diner has been upgraded from builders specification and consists of base and wall units with laminated work surfaces over and integrated electric oven, hob and extractor, dishwasher and free standing fridge freezer. Stainless steel sink unit with UPVC window above. Ample space for a dining table with UPVC patio doors leading to the rear garden.

Utility

Having undercounter washing machine, composite door leading to the side of the property central heating radiator and the central heating boiler can be found here.

First Floor

Landing

Stairs rise from the entrance hall, UPVC window and access to the first floor living accommodation. Access to a useful storage cupboard.

Bedroom One

12'00" x 10'07" (3.66m x 3.23m)

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

En Suite/WC

Having shower cubicle, WC and wash hand basin, obscured UPVC window, central heating radiator and extraction fan. Partially tiled walls.

Bedroom Two

9'06" x 9'09" (2.90m x 2.97m)

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

Bedroom Three

8'02" x 9'06" (2.49m x 2.90m)

Also located to the rear elevation of the property having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a three piece suite comprising bath, WC, wash hand basin, partially tiled walls, grey wood effect laminate flooring, central heating radiator and obscured UPVC window.

Externally

To the rear of the property is an enclosed garden area mainly laid to lawn, beyond is the garage and off road parking area.

Garage

Having up and over door, power and lighting. There is a personnel door which leads into the garden.

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/0390-3201-0050-2902-5335>

EPC Grade B

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 900 Mbps. Highest available upload speed 110 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,165.39 (Maximum 2025)

Energy Performance Certificate Grade B

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.

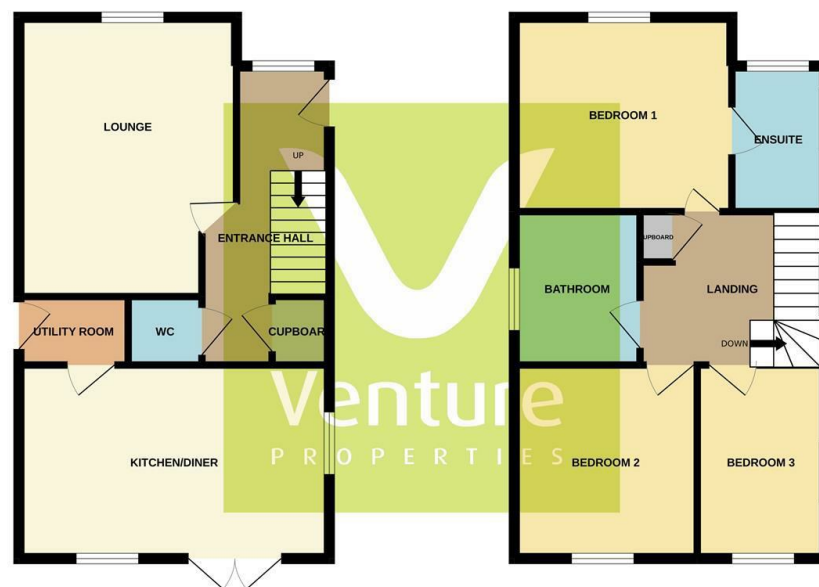
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GROUND FLOOR

1ST FLOOR



While 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 misstatement. 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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