



Kenilworth Avenue

Bishop Auckland DL14 6NH

Chain Free £175,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Chain Free
- EPC Grade C
- Detached Garage

- Well Presented Two Bedroom Semi Detached Bungalow
- Security Shutters To All Windows
- Lovely Gardens

- Popular Location
- Driveway/Car Parking For Four Vehicles
- Gas Central Heating

Offered for sale Chain Free, this lovely well presented two bedroom semi detached bungalow which is pleasantly located on this very popular residential development. With good sized front garden which is gravelled for low maintenance, whilst to the side of this there is a patterned concrete driveway providing car parking for two vehicles and double timber gates give access to the side where there is further car parking for another two vehicles, as well as a detached garage. To the rear there is a further good sized garden with storage shed. Internally the bungalow offers well planned living accommodation including entrance porch, through Lounge and Dining Room, fitted kitchen, inner hallways, two bedrooms and a bathroom/wc. We have no hesitation in recommending an early inspection to avoid disappointment.

Ground Floor

Entrance Hallway

UPVC double glazed front door, central heating radiator, wall mounted gas boiler and laminated floor

Through Lounge

15'11" x 12'2" (4.864 x 3.711)

Contemporary fireplace with inset electric fire, laminated floor, UPVC double glazed bow window, coving to ceiling and double central heating radiator

Kitchen

11'2" x 8'8" (3.412 x 2.665)

Fitted with a range of White wall and base units, laminated working surfaces over, inset single drainer sink unit and mixer taps over, integral appliances including electric oven, electric

hob and extractor hood over, plumbing and space for washing machine, UPVC double glazed window and UPVC double glazed door

Inner Hallway

Bedroom One

15'4" x 9'1" (4.675 x 2.777)

UPVC double glazed window, central heating radiator and laminated floor

Bedroom Two

9'3" x 10'4" (2.836 x 3.153)

UPVC double glazed sliding patio doors to garden, central heating radiator and laminated floor

Bathroom/wc

With a white suite including panelled bath with electric shower over, wc, pedestal wash hand basin, opaque UPVC double glazed window, tiled splash backs, central heating radiator

Exterior

To the front of the property there is a gravelled garden with central patio, there is also a pattern concrete driveway providing car parking for two vehicles. Double timber gates lead to the side of the property which provides further car parking for two vehicles as well as a detached garage with up and over door, power and lighting. A gates give access to a large rear garden which is gravelled for low maintenance with a timber storage shed and further patio area

Energy Performance Certificate

To view the full Energy Performance Certificate please use the

following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2859-3040-2829-2551>

EPC Grade C

Other General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

Gas central heating

Broadband: Ultra Fast broadband is available (Highest available download speed 1000 Mbps, Highest available upload speed 100 Mbps)

Mobile Signal/coverage: Good outdoor and In home.

Council Tax: Durham County Council, Band: B. Annual price: £1984 (Maximum 2025)

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: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

Disclaimer

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GROUND 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, system and appearance of the plan are not to be relied upon and no guarantee as to their accuracy or efficiency can be given.
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