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Cemetery Road Witton Le Wear, Bishop Auckland, DL14 0AR

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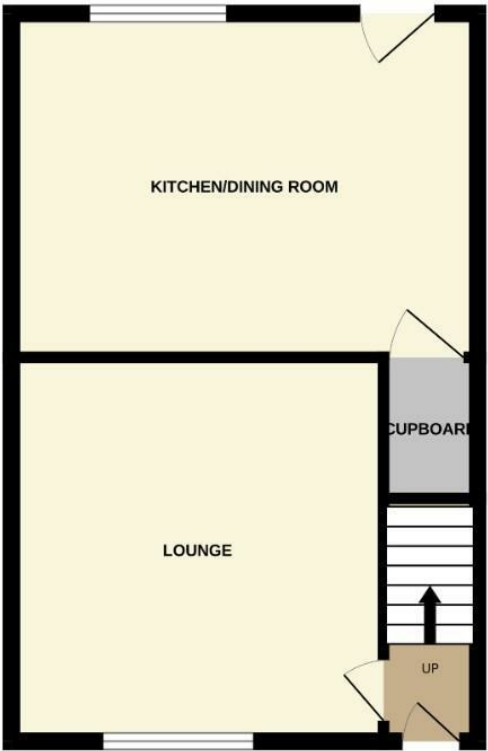
Offers In The Region Of £155,000

Three bedroomed, stone built cottage located in a sought after location within Witton Le Wear. The property has been modernised throughout, with a new central heating system, modern decor and benefits from a multi fuel stove. The property is ideally located with the A68 close by, ideal for commuters. This semi rural village has a range of local amenities including two pubs, a primary school and a community centre and it is surrounded by attractive walks and bridleways, as well as being close to Hamsterley Forest.

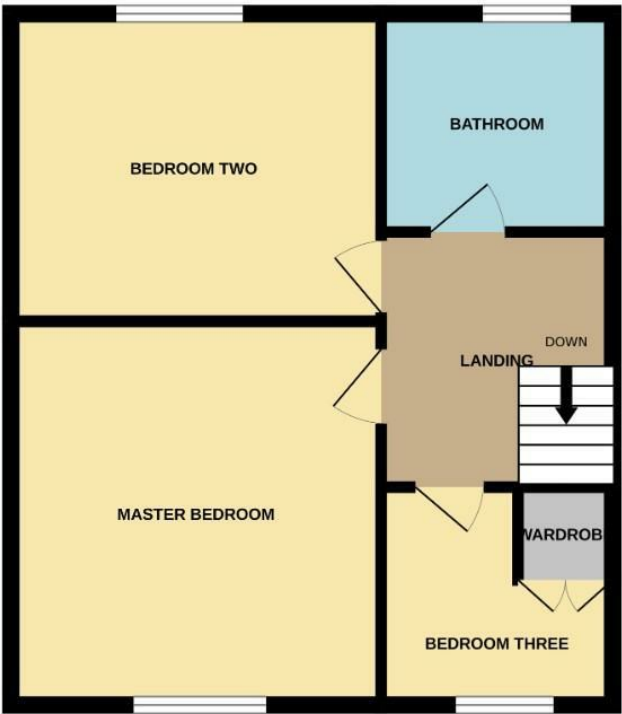
In brief the property comprises; an entrance hall leading through into the living room and kitchen/diner to the ground floor. Whilst the first floor contains the spacious master bedroom, two further bedrooms and family bathroom. Externally the property has on street parking available to the front, whilst to the rear there is an enclosed courtyard with gated access to the back lane.

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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Living Room

Spacious and bright living room located to the front of the property, with ample space for furniture, multi fuel stove and large window to the front elevation.

Kitchen/Diner

The kitchen is fitted with a range of modern base units, with complementing wood work surfaces, splash backs and sink/drainage unit. Benefiting from an integrated electric oven, hob and overhead extractor along with space for further free standing appliances including; a fridge/freezer, washing machine and dishwasher.

Master Bedroom

The master bedroom is a great size, providing ample room for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

The second bedroom is another spacious double bedroom with window to the rear elevation.

Bedroom Three

The third bedroom is a single room currently utilised as a home office. Window to the front elevation.

Bathroom

The family bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has on street parking available to the front, whilst to the rear there is an enclosed courtyard with gated access to the back lane.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



