

BRUNTON
RESIDENTIAL



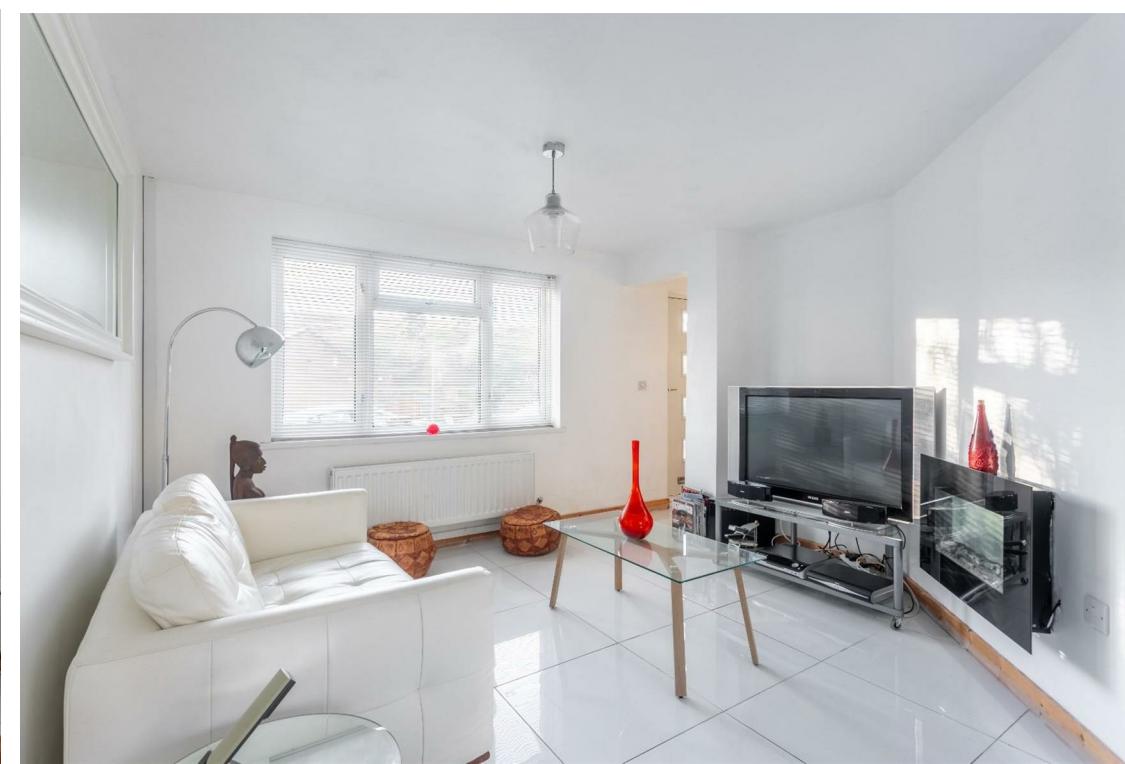
BOLTSBURN CRESCENT, ROOKHOPE, BISHOP AUCKLAND, DL13

Offers In The Region Of £170,000

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Well presented three bedroom semi-detached home situated on Boltsburn Crescent in Rookhope, Bishop Auckland.

The home provides a practical layout arranged over two floors, including a spacious lounge and dining area, a fitted kitchen and three well proportioned bedrooms served by a family bathroom. The accommodation is well balanced and suited to everyday living, with a layout that works well for families and those seeking additional space.

The current owner has completed a comprehensive refurbishment, including a full rewire, a new kitchen and bathroom, installation of a new heating system, and the creation of a modern open-plan layout.

The property enjoys a peaceful position within Rookhope, a popular Weardale village surrounded by open countryside and scenic walking routes. Local amenities are available nearby, with further shops, schools and services found in Bishop Auckland. The combination of village life, outdoor access and a well presented home makes this property ideal for families, professionals and those seeking a quieter lifestyle in a picturesque location.

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The internal accommodation comprises an entrance hall with stairs leading to the first-floor landing. To the right is a spacious, dual-aspect open-plan lounge and dining kitchen, with French doors opening onto the rear garden. The kitchen is well equipped and fitted with a range of integrated appliances, including an oven, hob, and extractor, along with a generous selection of wall and base units providing excellent storage and work surface space. A stainless-steel sink with mixer tap is also installed.

The kitchen leads through to a useful utility area, which benefits from a door opening to the rear garden and a convenient ground-floor WC.

The first-floor landing provides access to three well-proportioned bedrooms. The master bedroom features built-in wardrobes with mirrored sliding doors. There is a further good-sized bedroom with two storage cupboards, and a third smaller bedroom, ideal for use as a child's room or home office. The bedrooms are served by a spacious family bathroom, well appointed with a WC, washbasin, and a bath with an overhead shower.

Externally, the property occupies the largest plot on Boltsburn Crescent and benefits from a generous lawned garden and a gravelled driveway.



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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : A

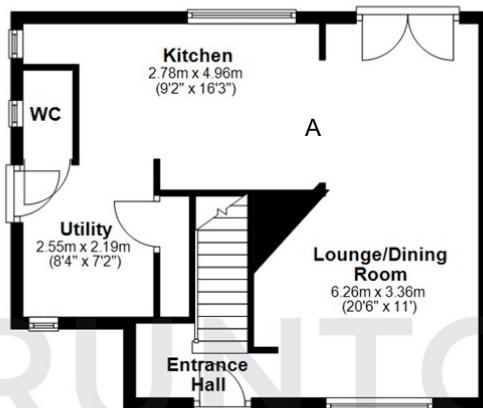
EPC RATING :

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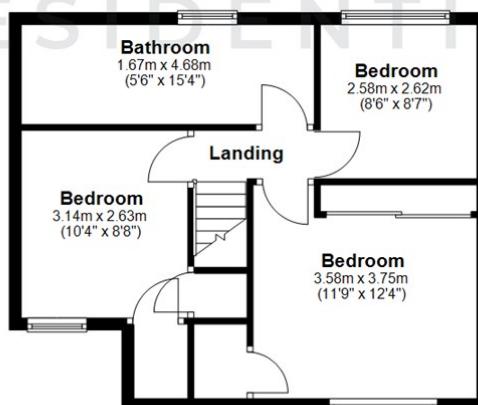
Ground Floor

Approx. 45.2 sq. metres (486.4 sq. feet)

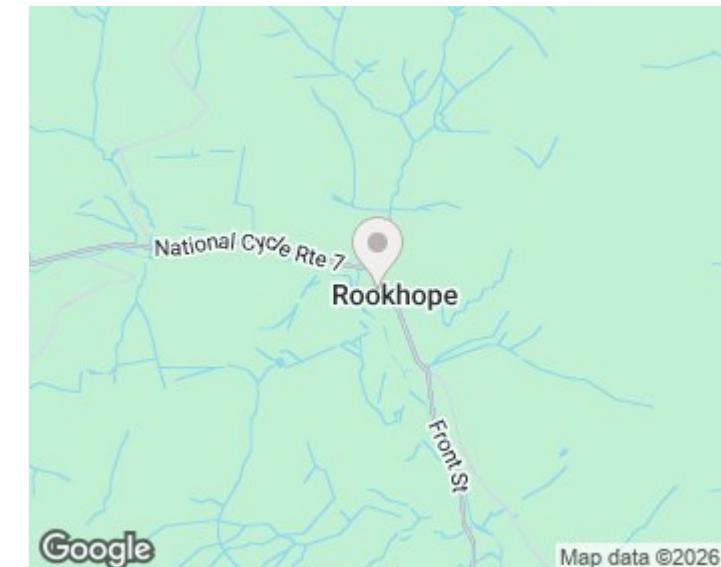


First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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	