



Central Grange

Bishop Auckland DL14 9AY

£230,000





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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Central Grange

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- Four Bedroom Detached
- EPC Grade C
- Master Bedroom With En-Suite

- Summerhouse In Garden
- Integral Garage
- Popular Location

- Block Paved Driveway
- Enclosed Rear Garden
- Good Sized Kitchen/Dining Room

This four-bedroom detached family home offers a perfect blend of comfort and convenience. With a spacious reception room that welcomes you into the property, this home is designed for both relaxation and entertaining.

The master bedroom is a true highlight, featuring an en-suite bathroom that provides a private sanctuary for unwinding after a long day. The additional three bedrooms are generously sized, making them ideal for family members or guests. The two well-appointed bathrooms ensure that morning routines run smoothly for everyone.

Parking is a breeze with space for up to three vehicles, a valuable asset in this popular location. Central Grange is known for its friendly community and accessibility to local amenities, making it an excellent choice for families seeking a vibrant neighbourhood.

This property is not just a house; it is a home where cherished memories can be made. With its desirable features and prime location, it presents a wonderful opportunity for those looking to settle in a welcoming environment. Do not miss the chance to make this delightful property your own.

Ground Floor

Entrance Hallway

Front entrance door, kamdene flooring, central heating radiator, UPVC double glazed window and staircase to the first floor

Lounge

13'06 x 10'08 (4.11m x 3.25m)

UPVC double glazed window to the front elevation, panelling to some walls, spot lighting, tv point, kamdene floor, central heating radiator and timber door to understairs cupboard

Kitchen/Dining Room

17'01 x 9'04 (5.21m x 2.84m)

Fitted with a range of Mocha wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, tiled splash backs, UPVC double glazed window, integral appliances including electric oven, gas hob and extractor hood over, dish washer, kick space lighting, kamdene floor, spot lighting, double central heating radiator and UPVC double glazed French doors to garden

Utility Room

6'07 x 5'02 (2.01m x 1.57m)

Fitted with base units, laminated working surfaces, plumbing and space for washing machine, inset sink unit and drainer, mixer tap over, spot lighting, wall mounted gas boiler, kamdene floor, central heating radiator, rear entrance door

Cloakroom/wc

With White High Gloss unit with inset wash hand basin, mixer taps, wc, kamdene floor, central heating radiator and tiled splash backs

First Floor

Landing

Spindle balustrade, central heating radiator, storage cupboard and loft access

Bathroom/wc

Fitted with a White Suite including jet panelled bath, shower screen, mains waterfall shower, wc, pedestal wash hand basin, tiled walls, tiled floor, spot lighting and chrome heated towel rail

Bedroom One

10'07 x 9'11 (3.23m x 3.02m)

UPVC double glazed widow, central heating radiator, fitted wardrobes, tv point and wall mirroring to one full wall

En-Suite

Separate shower cubicle being tiled with mains shower, wash hand basin, wc, heated towel rail, opaque UPVC double glazed window, spot lighting AND TILED FLOOR

Bedroom Two

10'08 x 7'09 (3.25m x 2.36m)

UPVC double glazed window, central heating radiator, feature ceiling lighting with remote control

Bedroom Three

9'11 x 9'03 (3.02m x 2.82m)

UPVC double glazed window and central heating radiator

Bedroom Four

10'11 x 6'04 (3.33m x 1.93m)

UPVC double glazed window, central heating radiator, laminated floor and storage cupboard

Exterior

Immediately to the front of the property there is a driveway providing off street car parking for two vehicles which leads to an integral garage with up and over door, power and lighting. Whilst to the rear of the property there is an enclosed garden which is lawned with patio are, external lighting. There is a large timber summerhouse which has solar panels on the roof, power and lighting.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9717-0002-8209-7292-2210>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: C. Annual price: £2,165.39 (Maximum 2024)

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: Low risk of surface water flooding and Very low risk of flooding from the rivers and the sea.

Disclaimer

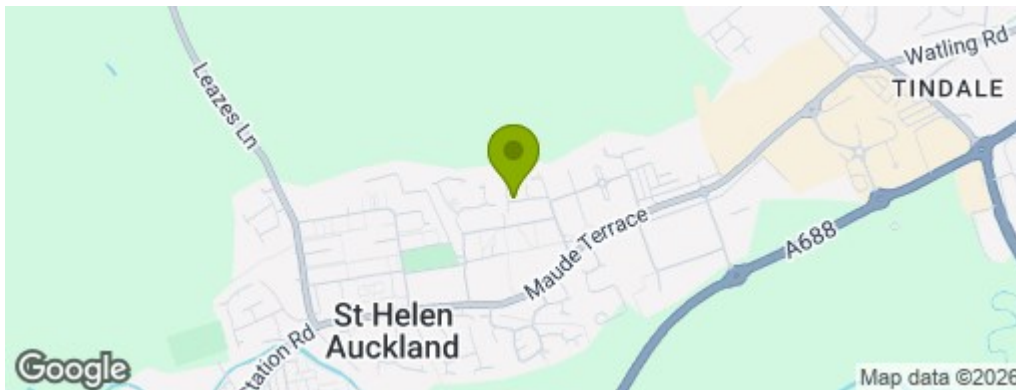
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GROUND FLOOR

1ST FLOOR



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

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