



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Rochdale Street, Evenwood, Bishop Auckland, County Durham, DL14 9RP

# Rochdale Street Evenwood, Bishop Auckland, County Durham, DL14 9RP

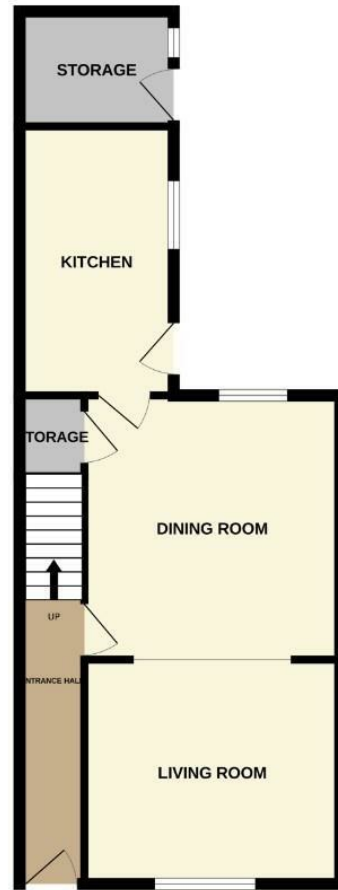
## Offers In Excess Of £80,000

Three bedroomed, mid terraced property offered for sale with no onward chain. The property benefits from a large garden across the rear lane along with a garage. Located on Rochdale Street in Evenwood, positioned within close reach to local amenities which are available within the village including; a primary school, village shop, cafés and doctors surgery. The nearby town Bishop Auckland is only approximately 4 miles away which provides a vast range of supermarkets, secondary schools, popular retail stores, restaurants and recreational facilities. Great links are available to commuters, the A688 leads to the A1 (M) both North and South as well as offering access to Barnard Castle and other nearby towns. The historical city Durham is located only approx. 15 miles away, providing a larger selection of restaurants and shops as well as having the popular indoor and outdoor markets.

In brief the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally the property has on street parking available to the front of the property, whilst to the rear there is an enclosed yard with gated access into the back lane. Across the lane there is a large detached garage providing off street parking along with a large garden with various outbuildings.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

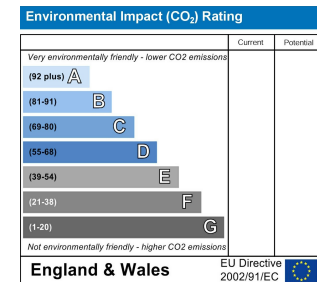
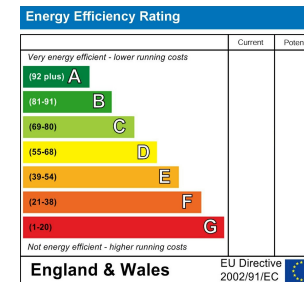
GROUND FLOOR



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.  
Made with Miroox ©2023.



### Living Room

12'5" x 10'8"

The living room is a good size, with ample space for furniture, neutral decor and window to the front elevation.

### Dining Room

13'1" x 12'9"

The second reception room is another good size, with space for a table and chairs, further furniture and window to the rear elevation.

### Kitchen

12'11" x 7'1"

The kitchen is fitted with a range wood effect wall base units, complementing work surfaces, tiled splash backs and sink/drain unit. There is an integrated oven, hob and overhead extractor along with space for further free standing appliances.

### Master Bedroom

13'1" x 8'10"

The master bedroom is a spacious double bedroom, benefiting from built in wardrobes and window to the rear elevation.

### Bedroom Two

10'5" x 9'10"

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

### Bedroom Three

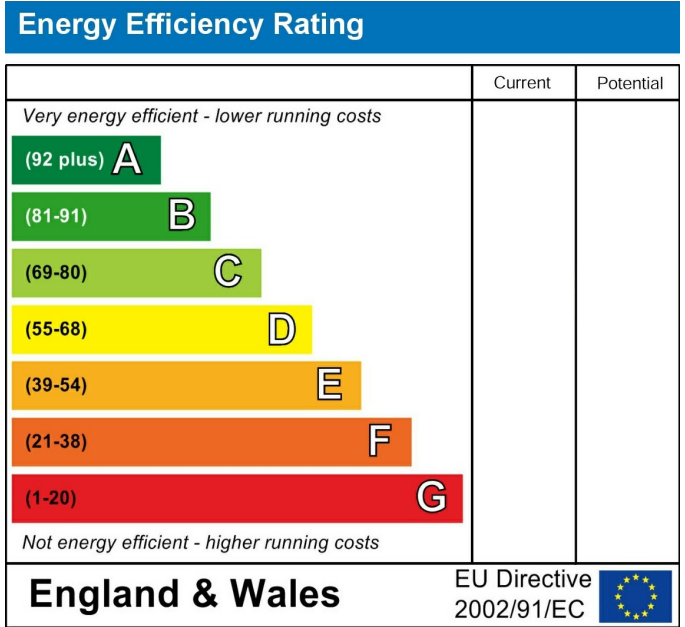
10'5" x 5'7"

The third bedroom is a single room with window to the front elevation.

### External

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

Across the lane there is a large detached garage providing off street parking along with a large garden with various outbuildings.



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.







