

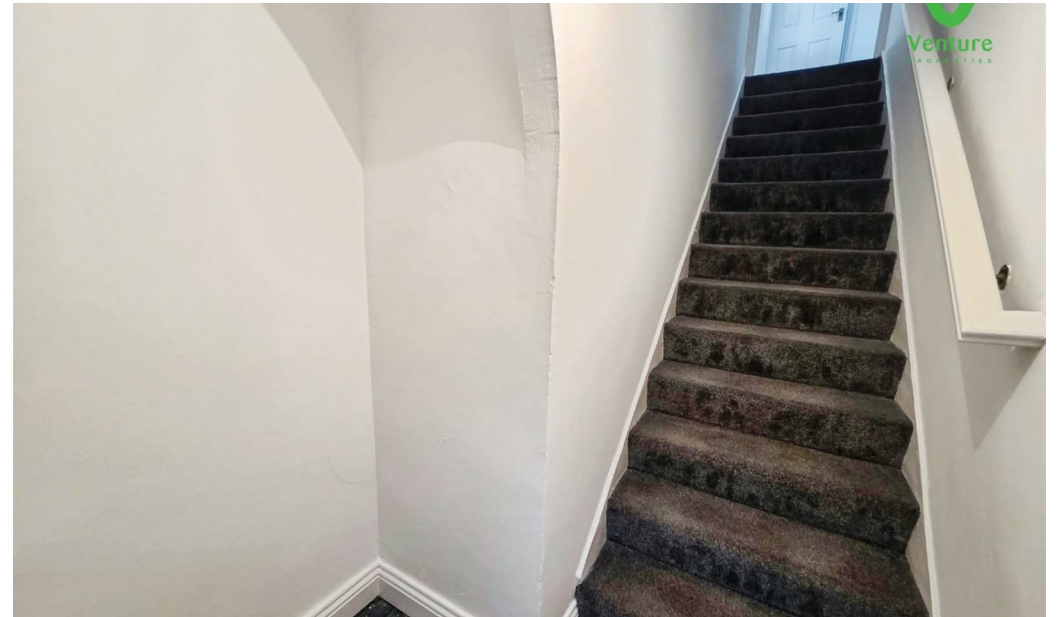


Ennerdale Grove

Bishop Auckland DL14 9LN

Chain Free £60,000





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Ennerdale Grove

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- Two Bedroom First Floor Flat
- EPC GRADE TBC
- Electric Wall Heating

- CHAIN FREE
- Two Double Bedrooms
- Small Front Garden

- Spacious Lounge
- Fitted Kitchen
- Leasehold Property

Nestled in a residential corner, this beautifully presented two-bedroom upper floor apartment is the perfect blend of modern convenience and homely charm. Upon arrival, you are welcomed by an sunny front garden—a rare feature for properties of this kind—offering the ideal spot for morning coffee or a burst of colour with potted plants.

Entering the property, a spacious entrance vestibule provides ample room for coats, shoes, and everyday essentials, making arrivals and departures an organised affair. Ascend the stairs to the main floor and discover a thoughtfully designed layout, where generous room sizes and contemporary décor create a fresh, inviting atmosphere.

At the heart of the apartment is a light-filled, semi open-plan living space, designed for both relaxation and entertaining. The lounge area is bathed in natural light from an impressive floor-to-ceiling window that offers open views to the front. Cleverly designed built-in storage ensures everything has its place, maintaining the property's crisp, uncluttered appeal. Double doors flow through to a well-proportioned dining area and a sleek modern kitchen, fitted with high-gloss cream units and ample space for appliances, making it perfect for keen cooks and dinner parties alike.

Both bedrooms are generous doubles, each benefitting from large inbuilt wardrobes, providing plenty of storage while preserving the spacious feel. The stylish bathroom suite features a modern design, complete with a shower over the bath—ideal for unwinding after a busy day.

The location is set to impress, with local amenities just a short stroll away. Enjoy convenient access to independent cafes, shops, and excellent schools, while nearby parks and green spaces provide pockets of tranquillity for weekend walks or picnics. Excellent transport links ensure easy connectivity to the wider area, whether commuting for work or exploring everything the locality has to offer.

This delightful apartment combines all

FIRST FLOOR APARTMENT

Hallway & Stairs

Via upvc door and stairs rising to the first floor,

Landing

With storage cupboard and double doors opening into the lounge.

Lounge

14'1" x 11'5" (4.314 x 3.501)

With electric wall heater and full length upvc window to front.

Kitchen

8'7" x 6'9" (2.637 x 2.058)

Fitted with wall and base unit s having contrasting work surfaces over, integrated electric oven and electric hob over, stainless-steel sink unit with mixer tap, plumbing for washing machine and space for fridge freezer and upvc double glazed window to rear.

Bathroom/WC

Fitted with a panelled bath having electric shower over, WC, wash hand basin

Bedroom One

11'9" x 8'10" (3.604 x 2.704)

With two sets of double fitted wardrobes, electric wall heater and upvc double glazed window to front.

Bedroom Two

9'8" x 9'0" (2.965 x 2.762)

Having a fitted wardrobe, electric wall heater and upvc double glazed window to rear.

Externally

Externally is a small front garden

GARAGE

There is a garage located at the end of the block with a cream door.

AGENTS NOTE

The property is leasehold we understand there is a 99 year lease starting from 2005.

It is our understanding the payment for 2026 was 419.01 and the charge is paid annually in September .

We understand this is for the ground rent and service charge.

Other General Information

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: Good with EE, O2, Three and Vodafone. But we do recommend you check with your provider.

Council Tax: County Council, Band: A Annual price: £1766.03 (Maximum 2026)

Energy Performance Certificate Grade TBC

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 from Surface Water. Very Low from Rivers and Seas.

Disclaimer

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Energy Performance Certificate TBC

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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are shown listed and the guarantee as to their operability or efficiency can be given. Made with Metagen 02/2025



Property Information

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