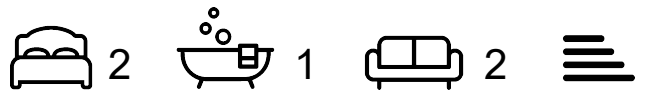




## Gurney Valley

Close House, Bishop Auckland, DL14 8RW

Offers In Excess Of £110,000



Newly refurbished two bedroomed, mid terrace property with attic room located on Gurney Valley, Close House. The property benefits from a number of improvements made by the current vendors including; a new heating system, rewire with data cables to each room, insulated internal walls, new kitchen and new bathroom. The property is located just a short distance from the local primary school, convenience store, café and doctors surgery, whilst further amenities are available in Bishop Auckland which locates secondary schools, supermarkets, retail stores and independent stores. The A689 is close by leading to the A1(M) ideal for commuters.

In brief the property comprises; the kitchen/diner, living room and sun room to the ground floor. The first floor contains two spacious bedrooms, family bathroom and stairs leading up to the attic room. Externally the property has a yard to the front allowing off street parking, along with a garage and large garden.



**Kitchen 16'11" x 13'8" (5.17m x 4.17m)**

The kitchen is fitted with a new range of wall, base and drawer units, complementing work surfaces, upstands and sink/drainage unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances and a table and chairs.

**Living Room 14'1" x 13'1" (4.3m x 4.0m)**

The living room is a great size, benefiting from neutral decor. feature media wall and open plan leading through into the sun room.

**Sun Room 13'6" x 9'3" (4.14m x 2.84m)**

The sun room is a great addition to the property, providing a further seating area to the rear with French doors opening into the garden and two skylights providing lots of natural light.

**Master Bedroom 13'6" x 9'3" (4.14m x 2.84m)**

The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture and window to the front elevation.

**Bedroom Two 13'1" x 10'7" (4.0m x 3.23m)**

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

**Bathroom 9'10" x 5'11" (3.0m x 1.82m)**

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

**Attic Room 15'5" x 13'8" (4.72m x 4.19m)**

The attic room is accessed via stairs on the landing. Ideal for use as a home office or play room as its been fitted with a radiator, power and data points and two skylights to the rear elevation.

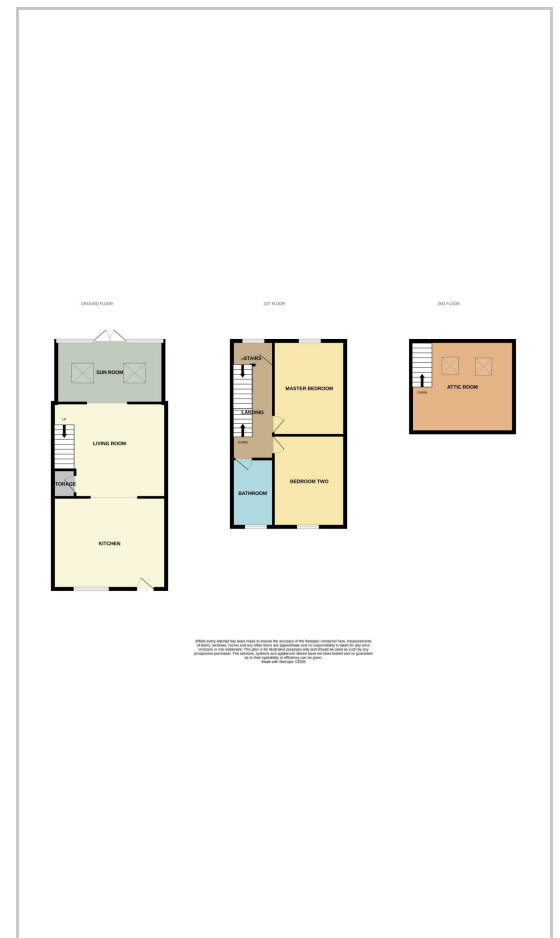
**External**

Externally the property has a yard to the front allowing off street parking, along with a garage and large garden.

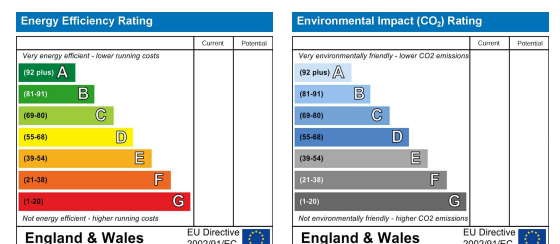
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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