

Appleby Street, South Church, DL14 6SG
2 Bed - House - End Terrace
£70,000

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Appleby Street
South Church, DL14 6SG

Nestled on Appleby Street in the charming town of Bishop Auckland, this end terrace house presents an exceptional opportunity for those seeking a modern and stylish home. Recently updated to a high standard, the property features a contemporary kitchen with some white goods included, perfect for culinary enthusiasts. The ground floor comprises two inviting reception rooms, ideal for both relaxation and entertaining. The lounge, accessed via a double-glazed front door, is bathed in natural light from the front window and boasts elegant laminate flooring. The sitting room, located at the rear, offers a cosy atmosphere with additional storage beneath the stairs.

Upstairs, you will find two generously sized bedrooms, providing ample space for rest and relaxation. The property also includes a refitted downstairs bathroom, ensuring convenience and comfort.

The house is fully central heated and double glazed, ensuring warmth and energy efficiency throughout. Outside, the large front garden and rear yard offer delightful outdoor spaces, featuring landscaped gardens with Astro turf and a raised decked patio and ample electric sockets, perfect for enjoying sunny days. The property has been enhanced with new windows, doors, radiators, and flooring throughout, as well as a new roof on the ground floor extension, ensuring a fresh and modern feel.

With a well-thought-out layout, this home is ready for you to move in and make it your own. Internal viewing is essential to truly appreciate the quality and charm of this fine residence. Don’t miss the chance to secure this lovely home in a desirable location.


Being a family means
you will love &
be loved
for the rest of your LIFE,
no matter what.
TODAY IS
SEP TUE
23




love
dream
smile






Sparkle
Sparkle











GROUND FLOOR

Lounge
11'1" x 11'6" maximum (3.40 x 3.51 maximum)

Sitting Room
11'4" x 14'9" maximum (3.47 x 4.51 maximum)

Kitchen
10'9" x 10'3" (3.30 x 3.14)

Bathroom

FIRST FLOOR

Landing

Bedroom 1
11'1" x 10'9" (3.40 x 3.29)

Bedroom 2
10'11" x 6'8" (3.35 x 2.04)

EXTERNAL

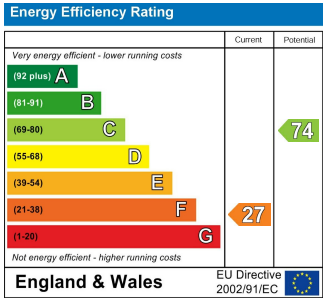
AGENTS NOTES
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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