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74 Collingwood Street, Coundon, Bishop Auckland, DL14  
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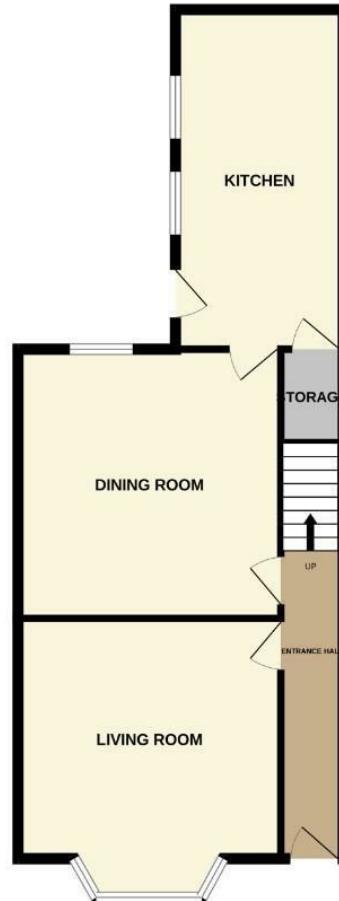
£725 Per Month

Four bedrooomed terraced property located on Collingwood Street in Coundon, close to a range of local amenities within the village including convenience stores and schools. Further facilities are available in the nearby Bishop Auckland town centre as well as Tindale's retail park, which offers access to restaurants, secondary schools, supermarkets, high street stores and retail shops. The A688 and the A689 are both close by providing links to Darlington, Durham and Newcastle. It is also approximately 2 miles from Bishop Auckland and only approximately 3 miles from Tindale retail park which boasts a large array of popular retail stores, restaurants and supermarkets and cafés.

In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, three further bedrooms and family bathroom. Externally the property has on street parking to the front, whilst to the rear there is an enclosed yard with gated access into the rear lane.

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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 working order or efficiency can be given.

Made with Metripix C2023

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## Living Room

13'6" x 12'5"

The living room is located to the front of the property, providing ample space for furniture and large bay window to the front elevation providing plenty of natural light.

## Dining Room

14'1" x 13'9"

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

## Kitchen

17'9" x 8'9"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Space is available for free standing kitchen appliances and door leads out into the rear yard.

## Master Bedroom

13'9" x 9'6"

The master bedroom provides space for a double bed, further furniture and window to the front elevation.

## Bedroom Two

14'1" x 9'6"

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

## Bedroom Three

10'3" x 6'6"

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

## Bedroom Four

9'6" x 8'11"

The fourth bedroom is a further good size bedroom that could also be utilised as a home office or play room.

Window to the side elevation.

## Bathroom

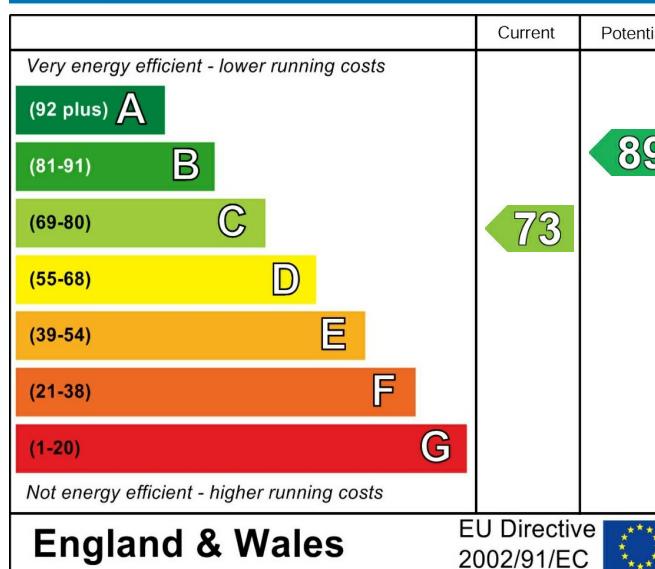
7'6" x 5'6"

The bathroom is fitted with a panelled bath, WC and wash hand basin. Opaque window to the side elevation.

## External

There is an enclosed yard to the rear of the property with gated access into the rear lane.

## Energy Efficiency Rating



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.





