



## Gurlish West

Coundon, Bishop Auckland, DL14 8PN

Price £52,500



Two bed roomed end terraced would be ideal for both first time buyers and investors alike, benefiting from no onward chain and being well maintained throughout. Situated within Coundon with access to a range of local amenities such as local shops, retail stores, cafés and a primary school. Coundon is also only a short distance from Bishop Auckland where there is a larger array of supermarkets, banks, restaurants and healthcare facilities. Great public transport links are on offer via the train and bus station along with access to the A688 and the A689 allowing easy links to Darlington, Durham and Newcastle. The property also has a valid EICR and CP12.

In brief this property briefly comprises of an entrance porch which leads through into the living room, dining area, kitchen and bathroom to the ground floor. The first floor contains the two spacious bedrooms, externally there is an enclosed yard to the rear as well as on street parking to the front.



## ENTRANCE PORCH

Entrance porch leading through into the living room.

## LIVING ROOM 13'4" x 14'0" (4.06 x 4.27)

Spacious living room located to the front of the property, benefiting from neutral décor, electric fire with feature surround and window to the front elevation.

## DINING ROOM 8'10" x 10'11" (2.7 x 3.33)

Dining room allowing plenty of space for a table and chairs along with further free standing furniture. Window to the rear overlooking the yard.

## KITCHEN 7'7" x 11'0" (2.32 x 3.36)

Galley style kitchen fitted with a range of wall, base and drawer units, contrasting work surface, sink/drainer unit and tiled splash backs. Space is available for free standing appliances such as a oven, fridge/freezer and washing machine.

## BATHROOM 6'11" x 7'9" (2.1 x 2.37)

The bathroom is located on the ground floor and briefly comprises of a panelled bath, overhead shower, shower screen, WC and wash hand basin. Opaque window to the side elevation.

## MASTER BEDROOM 13'1" x 14'1" (3.98 x 4.28)

Master bedroom the allows space for a double bed, benefiting from fitted wardrobes and window to the front elevation.

## BEDROOM TWO 8'0" x 8'4" (2.44 x 2.54)

The second bedroom is another good size and could also be utilised as a home office, window to the rear.

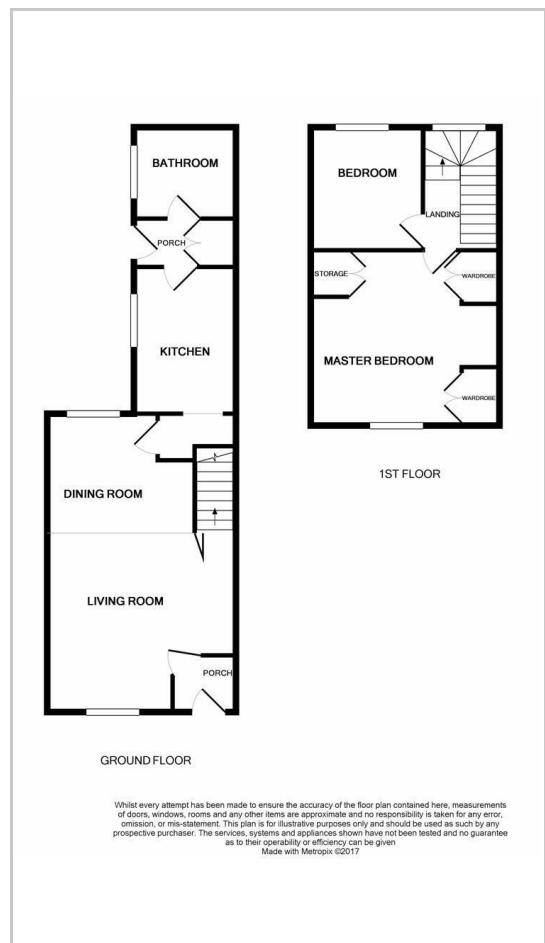
## EXTERNAL

Externally there is a enclosed yard to the rear with gated access to the rear lane, whilst on street parking is available to the front.

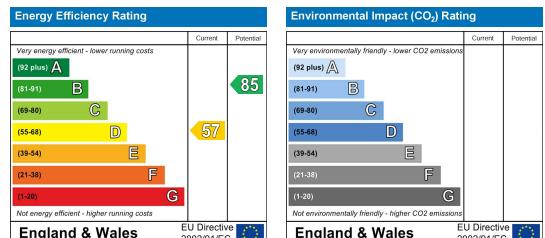
## Area Map



## 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.