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Malvern Walk Coundon, Bishop Auckland, DL14 8JR

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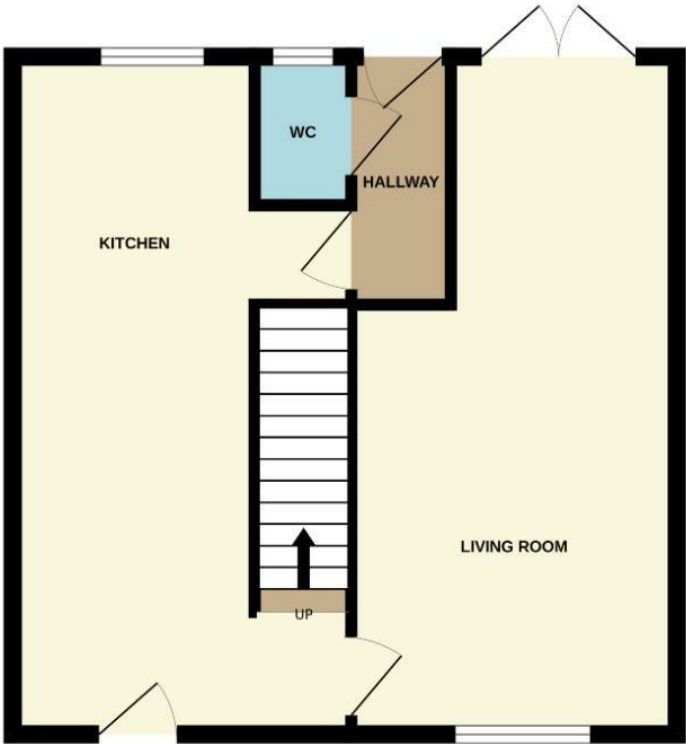
£85,000

Beautifully presented three bedroomed family home, located on Malvern Walk in Coundon. The property is within an easy reach of a range of local amenities including primary schools, convenience stores, local independent stores and businesses. Bishop Auckland town centre and nearby Tindale Retail Park offer a wider range of facilities including supermarkets, secondary schools, restaurants, high street stores and popular retail shops. There is an extensive public transport system in the area providing frequent access to neighbouring towns and villages as well as further afield places such as Darlington, Durham and Newcastle.

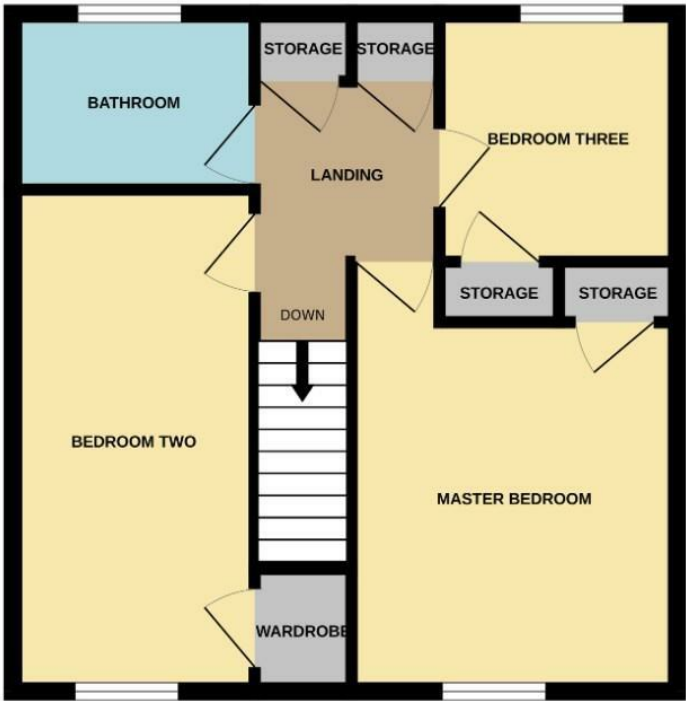
In brief the property comprises; an entrance hall leading through into the living room, kitchen and WC to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a small enclosed garden to the front, whilst to the rear there is a good size low maintenance garden, with patio and gravelled areas along with raised decking ideal for outdoor furniture.

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GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

Living Room

21'7" x 10'9"

Bright and spacious living room, with neutral decor large media wall, window to the front elevation and French doors to the rear elevation.

Kitchen

21'7" x 7'8"

The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing work surfaces, tiled splash backs, undercounter lighting and sink/drain unit. The kitchen benefits from a range of integrated appliances; including a double oven, hob, overhead extractor hood, fridge/freezer. Dual aspect windows provide lots of natural light.

WC

3'7" x 3'7"

Fitted with a WC and wash hand basin.

Master Bedroom

11'9" x 11'1"

The master bedroom provides space for a double bed, built in storage cupboard and window to the front elevation.

Bedroom Two

16'0" x 7'10"

The second bedroom is another good size bedroom with built in cupboard and window to the front elevation.

Bedroom Three

8'2" x 7'10"

The third bedroom is a single room with fitted storage cupboard window to the front elevation.

Bathroom

7'10" x 5'6"

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

External

Externally the property has a small enclosed garden to the front, whilst to the rear there is a good size low maintenance garden, with patio and gravelled areas along with raised decking ideal for outdoor furniture.

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.









