
HUNTERS®
HERE TO GET you THERE
Chestnut Court Toft Hill, Bishop Auckland, DL14 0TQ

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Price £115,000

Offered to the market with no onward chain is this two bedroomed semi-detached property located in the picturesque village of Toft Hill. With convenient access to local amenities such as a highly regarded primary school, Methodist Church and village pub and is surrounded by open countryside, farmers fields, rolling hills and public walks. Further amenities such as supermarkets, primary and secondary schools, healthcare services, popular high street stores and food outlets are located in the nearby towns Bishop Auckland and West Auckland. Located just off the A68, ideal for commuters it leads to the A1(M) and A688.

In brief, the property comprises; an entrance hall leading into the kitchen and living room to the ground floor while the first floor consists of the two bedrooms and family bathroom. Externally, there is a single driveway to the front leading to the single garage with up and over door. To the rear, there is an enclosed garden mainly laid to lawn with decked area ideal for outdoor seating and furniture.

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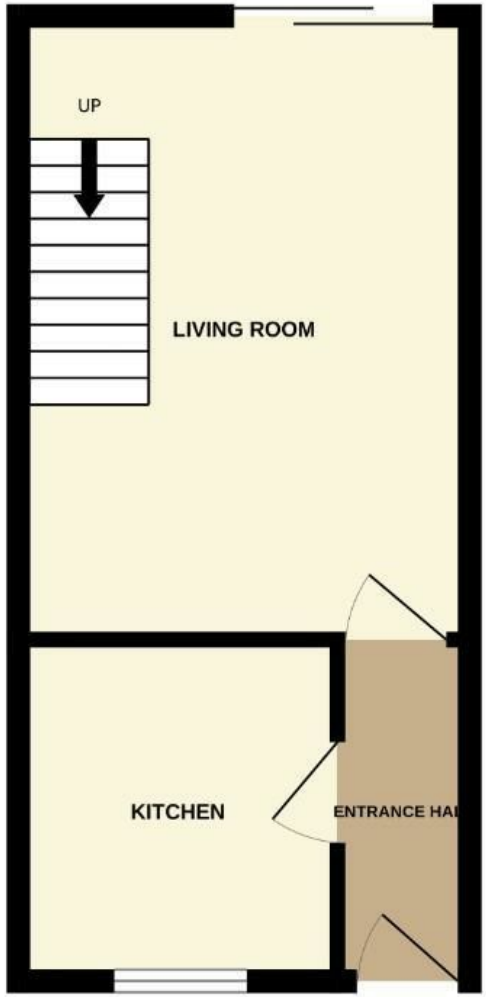
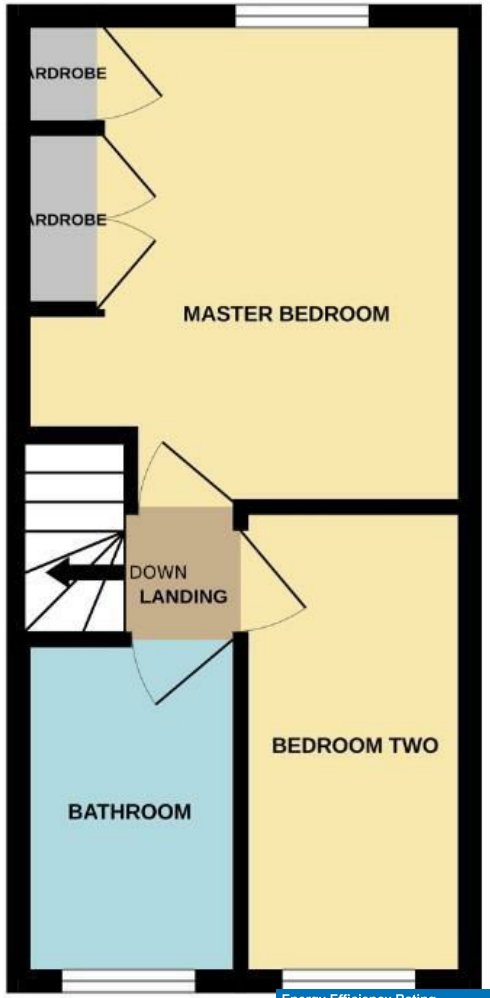
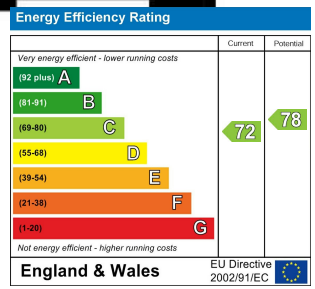
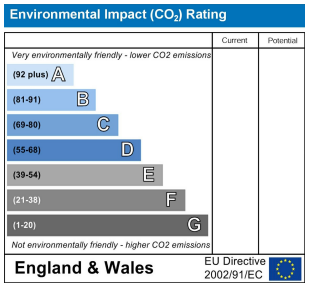
GROUND FLOOR



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 operability or efficiency can be given.
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Living Room
15'5" x 11'9"
Spacious living room located to the rear of the property offering lots of space for furniture, benefiting from neutral decor and sliding doors leading into the rear garden.

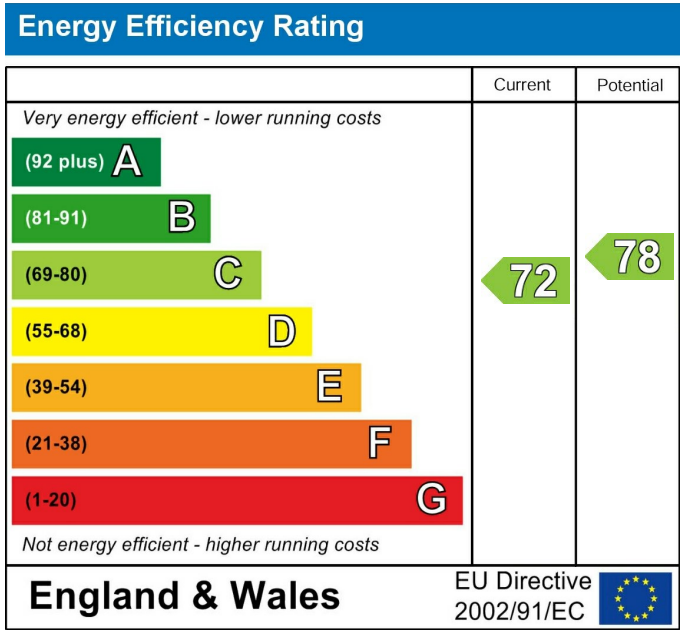
Kitchen
8'7" x 7'10"
The kitchen is fitted with a range of wall. base and drawer units, complementing work surfaces, tiled splashbacks and sink/drainer unit along with an integrated electric oven, gas hob and overhead extractor hood with space available for further free standing appliances.

Master Bedroom
12'5" x 11'9"
Generously sized master bedroom with ample space for a king-sized bed and further furniture, neutral decor, storage cupboards and window to the rear elevation.

Bedroom Two
11'11" x 5'8"
Single bedroom with netural decor and window to the front elevation.

Bathroom
8'6" x 5'11"
Family bathroom fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally, there is a single driveway to the front leading to the single garage with up and over door. To the rear, there is an enclosed garden mainly laid to lawn with decked area ideal for outdoor seating and 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.













