HUNTERS®
HERE TO GET you THERE
9 Park Avenue, Coundon Gate, Bishop Auckland, DL14 8QH

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Offers In Excess Of £80,000

Three bedroomed, mid terraced property located on Park Avenue in Coundon Gate. The property is being sold with a tenant in situation paying £550 pcm. Pleasantly positioned on the outskirts of Bishop Auckland, this property has access to a range of local amenities such as supermarkets, schools, restaurants, popular high street retail stores as well as healthcare services. There is an extensive public transport system in the area providing regular access to Durham, Darlington and Newcastle. Both the A688 and A689 are nearby, ideal for commuting.

In brief the property comprises; an entrance hall leading through to the living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom and two further bedrooms. Externally the property has on street parking to the front, along with an enclosed yard to the rear with gated access into the back 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 operability or efficiency can be given.
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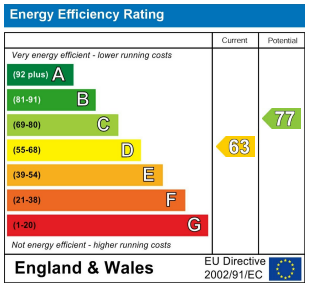
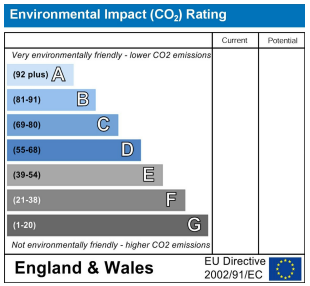




Living Room
12'9" x 12'5"
Spacious living room located to the front of the property, with ample space for furniture and bay window to the front elevation.

Dining Room
12'11" x 12'5"
The second reception room is another great size, with space for a dining table and chairs, further furniture and window to the rear elevation.

Kitchen
14'5" x 7'10"
The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Fitted with an integrated oven, hob and overhead extractor hood, along with space for free standing appliances.

Wet Room
7'8" x 6'1"
The wet room is fitted with an overhead shower, wash hand basin, WC and frosted window to the side elevation.

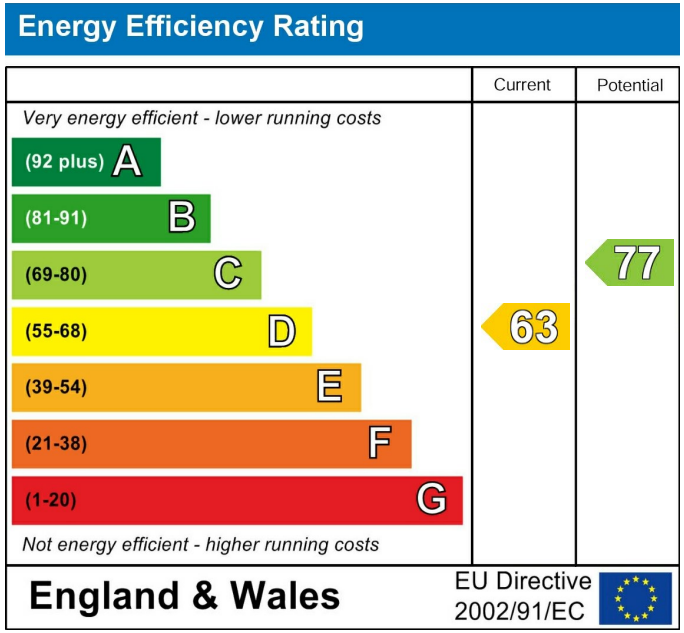
Master Bedroom
13'1" x 9'10"
The master bedroom is a generous double bedroom with window to the front elevation.

Bedroom Two
12'11" x 9'8"
The second bedroom is a double bedroom with window to the rear elevation.

Bedroom Three
9'10" x 5'10"
The third bedroom is a single room with window to the side elevation.

External

Externally the property has on street parking to the front, along with an enclosed yard to the rear with gated access into the back lane.



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.