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Manor Street Evenwood, Bishop Auckland, DL14 9QB

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By Auction £110,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £110,000* BIDDING CLOSES 3 MARCH 15:30 * FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

Two bed roomed terraced property, located on Manor Road in Evenwood. The property benefits from a full renovation conducted by the current owners including: layout changes to create a new spacious kitchen, utility room, ground floor cloakroom and third bedroom, along with a newly fitted bathroom, full decoration throughout and a vast array of further improvements. Pleasantly positioned within close reach to local amenities which are available within the village including; a primary school, village shop, cafés and doctors surgery. The nearby town Bishop Auckland is only approximately 4 miles away which provides a vast range of supermarkets, secondary schools, popular retail stores, restaurants and recreational facilities. Great links are available to commuters, the A688 leads to the A1 (M) both North and South as well as offering access to Barnard Castle and other nearby towns. The historical city Durham is located only approx. 15 miles away, providing a larger selection of restaurants and shops as well as having the popular indoor and outdoor markets.

In brief, the property comprises; an entrance hall leading through into the living room, kitchen, utility room and cloakroom. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has an enclosed yard to the rear with outhouse and gated access into the back lane. To the front of the property on street parking is available.

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GROUND FLOOR



1ST FLOOR



Energy Efficiency 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			
		68	
		29	
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			

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

13'1" x 13'1"

Large living room located to the front elevation providing plenty of space for furniture and benefiting from new carpets, neutral decor and window to the front elevation.

Kitchen

12'11" x 12'5"

The newly fitted kitchen is fitted with a range of shaker style wall, base and drawer units, complementing work surfaces and sink/drainer unit. Benefiting from brand new appliances including integrated electric oven, hob and overhead extractor hood, fridge, freezer and feature island offering further storage and an ideal seating space.

Utility Room

8'6" x 5'10"

The utility room is fitted with further base units with access leading into the cloakroom and patio door into the rear yard.

Cloakroom

5'9" x 2'11"

Newly fitted ground floor cloakroom fitted with a wash hand basin and WC.

Master Bedroom

12'11" x 10'5"

The generously sized master bedroom provides space for a king sized bed and further furniture, benefiting from neutral decor, new carpets and window to the front elevation.

Bedroom Two

12'11" x 9'5"

The second bedroom is another double bedroom with neutral decor, newly fitted carpets and window to the rear elevation.

Bedroom Three

13'1" x 6'11"

The third bedroom is a single sized room which would also be ideal for a home office or playroom, with neutral decor and window to the front elevation.

Bathroom

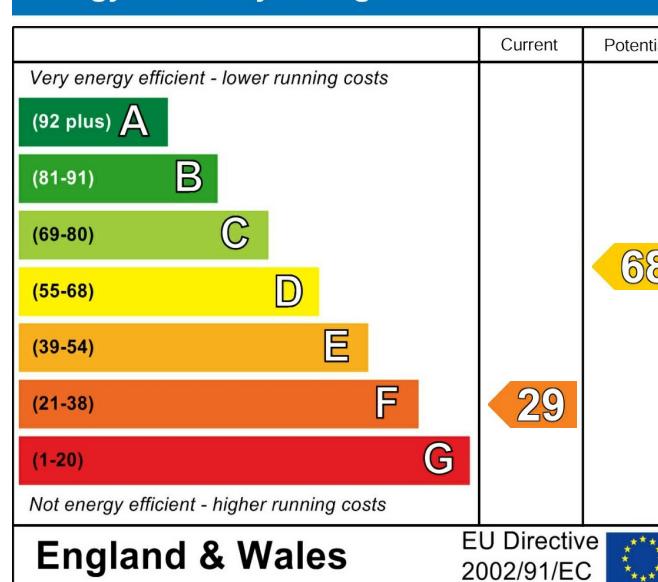
9'6" x 5'10"

The family bathroom has been recently renovated with a panelled bath with overhead shower, heated towel rail, wash hand basin and WC. Frosted window to the side elevation.

External

Externally the property has an enclosed yard to the rear with outhouse and gated access into the back lane. To the front of the property on street parking is available.

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.







