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Dixon Way Coundon, DL14 8NH

30 Dixon Way, Coundon, DL14 8NH

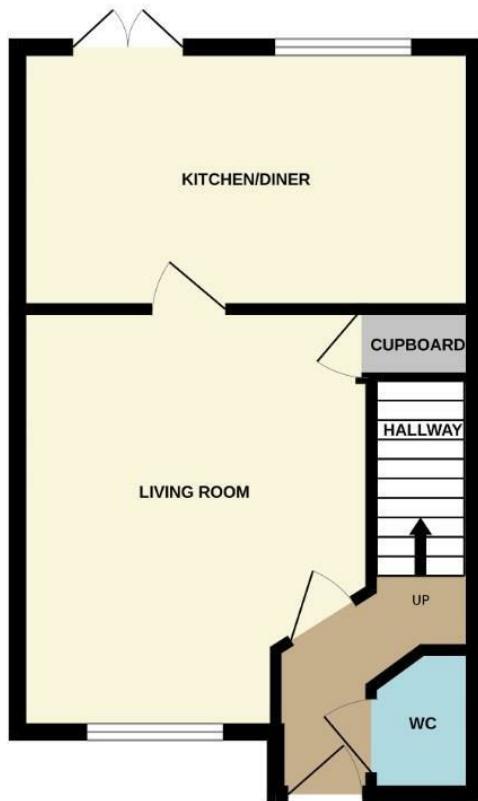
Offers In The Region Of £150,000

Three bed roomed, semi detached family home located on Dixon Way in Coundon. Situated 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 benefits from improvements made by the current owners including a brand new kitchen, bathroom, ensuite, decor and flooring throughout. It comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has a driveway and garage to the front providing off street parking. To the rear of the property there is a large garden mainly laid to lawn along with patio area ideal for outdoor 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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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Living Room

14'1" x 12'1"

Bright and spacious living room located to the front of the property, with neutral decor, ample space for furniture and window to the front elevation.

## Kitchen/Diner

15'4" x 8'11"

The kitchen has been newly refitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob and overhead extractor hood along with a free standing fridge/freezer, dishwasher and washing room. The dining area provides space for a table and chairs, along with patio doors leading out into the garden.

## Cloakroom

3'11" x 2'11"

Cloakroom is fitted with a WC and wash hand basin.

## Master Bedroom

12'0" x 9'4"

The master bedroom provides space for a double bed, further furniture and window to the front elevation.

## Ensuite

6'2" x 5'2"

The ensuite contains the single shower cubicle, WC and wash hand basin.

## Bedroom Two

9'2" x 7'9"

The second bedroom is another double bedroom with window to the rear elevation.

## Bedroom Three

7'7" x 5'11"

The third bedroom is a single bedroom.

## Bathroom

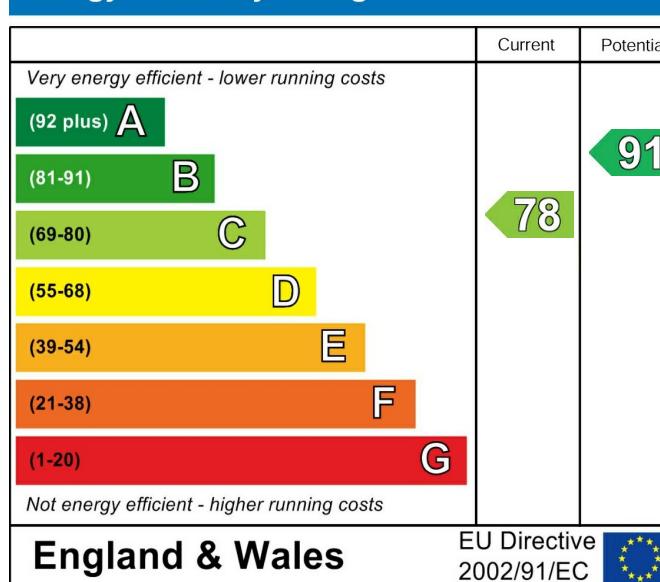
5'10" x 5'10"

The bathroom contains a panelled bath, perimeter tiles, WC and wash hand basin.

## External

Externally the property has a driveway and garage to the front providing off street parking. To the rear of the property there is a large garden mainly laid to lawn along with patio area ideal for outdoor furniture.

## 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.







