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31 Rosemount Road, South Church, DL14 6SX

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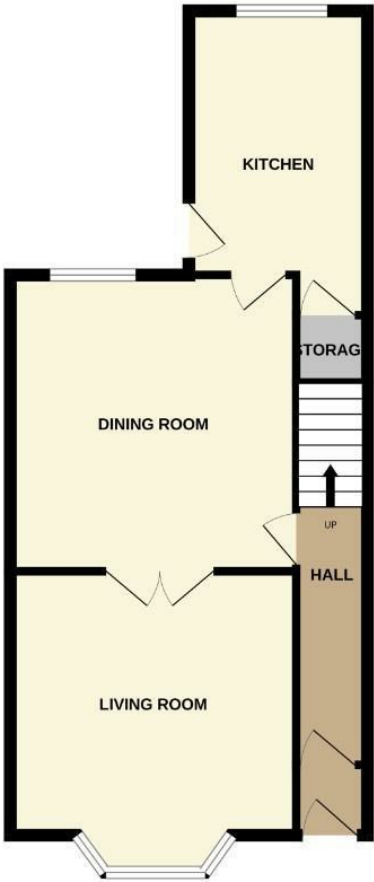
Offers Over £80,000

Two bedroomed end of terrace property offered to the market for sale with no onward chain. Situated only a short distance from both the nearby Bishop Auckland town centre and the ever expanding Tindale Retail Park, where there are a range of amenities nearby such as supermarkets, retail stores, high street shops, food outlets and both primary and secondary schools. For commuters, the A688 is close by and leads to the A1 (M) both North and South, whilst there is also an extensive public transport system which allows access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief, the property comprises; an entrance hall leading to the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, second bedroom and family bathroom. The master bedroom provides potential to be subdivided creating a third bedroom. Externally, the property has a double length garage with an up and over door to the side and courtyard to the front with additional on street parking available. To the rear, there is a further, low maintenance enclosed yard with country views.

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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.
Made with Metroplan C2025

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		
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC

Living Room

14'5" x 12'1"
Bright and spacious living room located to the front of the property with ample space for furniture, feature fire surround and bay window providing plenty of natural light.

Dining Room

13'7" x 13'1"
Another generous reception room with space for dining furniture benefiting from neutral decor, feature fire surround and window overlooking the rear yard.

Kitchen

12'1" x 8'2"
The kitchen is fitted with a range of wall, base and drawer units, sink/drainers and tiled splashbacks. Space is available for freestanding appliances including oven, washing machine and undercounter fridge and/or freezer.

Master Bedroom

17'0" x 12'3"
Generously sized master bedroom with space for a king sized bed, further furniture and dual windows to the front elevation.

Bedroom Two

13'6" x 8'10"
The second bedroom is another well proportioned space with ample room for a double bed, further furniture and fitted wardrobes provide plenty of storage. Window to the rear elevation.

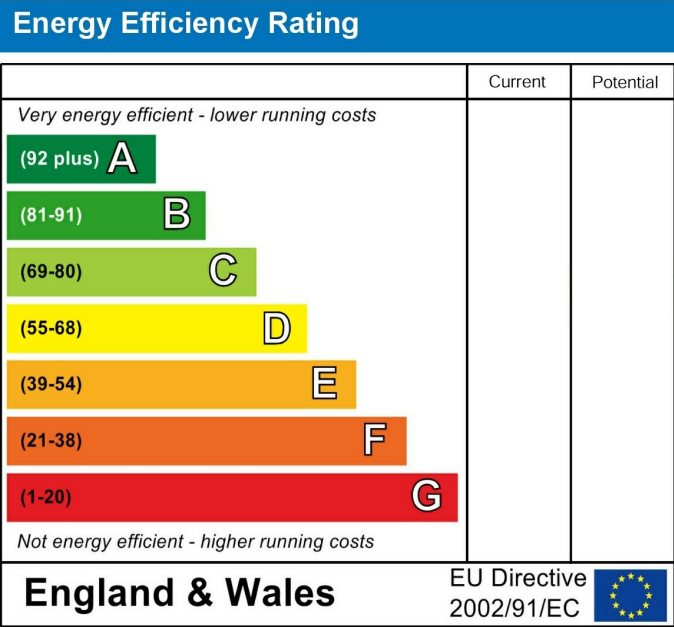
Bathroom

12'1" x 8'0"
The family bathroom is fitted with a panelled bath, corner shower cubicle, wash hand basin and WC. Frosted window to the rear elevation.

External

Externally, the property has a double length garage with

an up and over door to the side and courtyard to the front with additional on street parking available. To the rear, there is a further, low maintenance enclosed yard with country views.



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.

