
HUNTERS®
HERE TO GET you THERE
7 Lynas Place, Evenwood, DL14 9RF

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Price £120,000

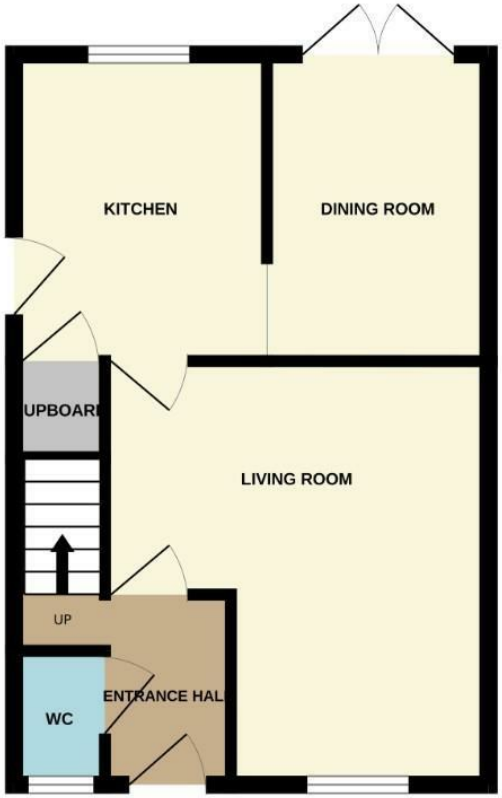
Three bedroomed detached family home set within a sought after cul de sac semi-rural Evenwood. The village provides a range of local amenities including; a primary school, village shop, cafés and doctors surgery. The nearby town Bishop Auckland is only approximately 4 miles away which provides a vast range of supermarkets, secondary schools, popular retails 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 into the living room, kitchen and dining room to the ground floor. The first floor consists of the master bedroom, two further bedrooms and the family bathroom. Externally, the property has a lawned garden to the front and separate garage along with a single drive providing off street parking. To the rear of the property, there is a further enclosed garden. Paved patio areas also provide additional space for outdoor seating.

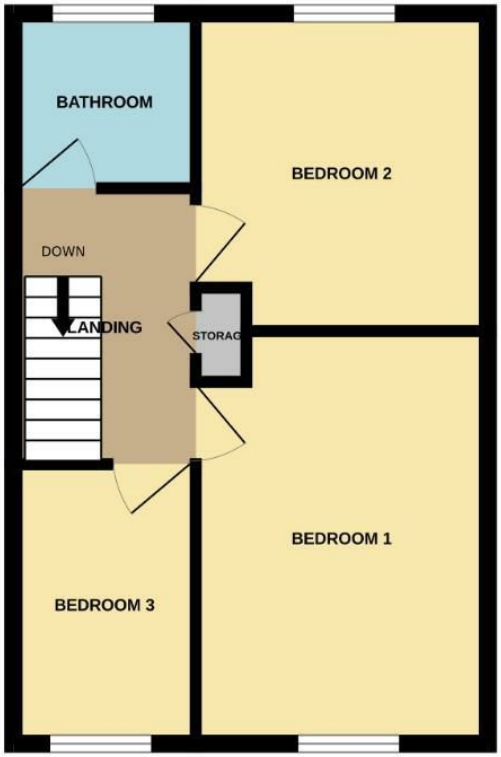
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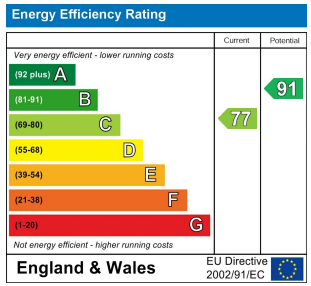
GROUND FLOOR

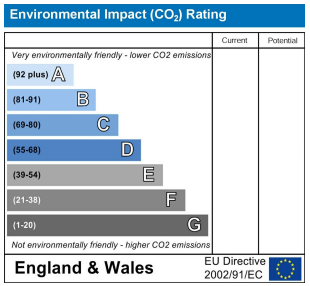


1ST FLOOR



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
13'9" x 12'5"
Bright and spacious living room located to the front elevation benefiting from neutral decor and window providing plenty of natural light.

Kitchen
9'10" x 7'6"
The kitchen contains a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainer. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Dining Room
9'10" x 7'2"
Adjacent to the kitchen, the dining room provides additional space for free standing furniture. French doors lead to the rear garden.

Cloakroom
5'2" x 2'11"
Downstairs cloakroom fitted with WC and wash hand basin.

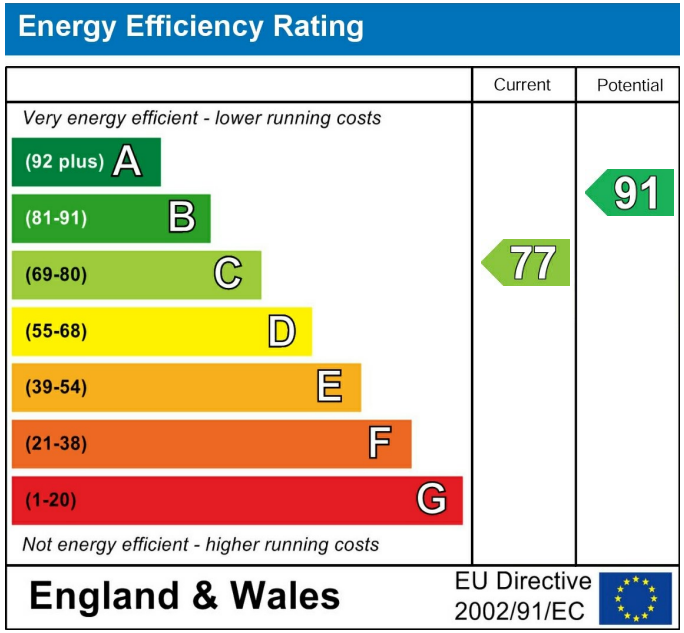
Master Bedroom
13'1" x 9'2"
Large master bedroom with space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two
10'2" x 9'2"
A further generous double bedroom with window to the rear elevation.

Bedroom Three
9'0" x 5'11"
Final single sized bedroom located to the front of the property.

Bathroom
5'10" x 5'6"
Bright family bathroom fitted with panelled bath, overhead shower, wash hand basin and WC. Opaque window to located to rear.

External
Externally, the property has a garden to the front and separate garage along with a single drive providing off street parking. To the rear of the property, there is a further enclosed garden. Paved patio areas also provide additional space for outdoor seating.



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.





