

# HUNTERS<sup>®</sup>

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## Rutland Street

Leeholme, Durham, DL14 8JB

Price £80,000



Immaculately presented, two bedroomed terraced property located on Rutland Street in Leeholme. Within the village are a range of amenities including the local convenience store, local shops, salons and primary schools. Nearby town Bishop Auckland is only a few miles away and provides further access to secondary schools, supermarkets, retail stores, cafes, restaurants and healthcare services. There is a regular bus service through the village allowing for frequent access to neighbouring towns and villages as well as further afield places including Durham and Darlington. The A689 is close by leading to the A1(M).

In brief the property comprises; an entrance porch leading into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, second double bedroom and bathroom. Externally the property has on street parking available to the front, along with a enclosed yard to the rear with patio area ideal for outdoor furniture.



**Living Room 13'11" x 12'9" (4.26m x 3.9m)**  
Light and spacious living room located to the front of the property, benefiting from neutral decor, electric fire with feature surround and window to the front elevation.

**Kitchen/Diner 16'3" x 10'9" (4.96m x 3.29m)**  
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances. Space is also available for a table and chairs and access to the rear leads out into the enclosed yard.

**Master Bedroom 14'3" x 9'6" (4.36m x 2.9m)**  
The master bedroom is a spacious double bedroom with space for further free standing furniture along with a built in storage cupboard.

**Bedroom Two 13'1" x 10'5" (4.0m x 3.2m)**  
The second bedroom is another double bedroom with built in wardrobes.

**Bathroom 7'9" x 6'3" (2.38m x 1.93m)**  
The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

**External**  
Externally the property has on street parking available to the front, along with a enclosed yard to the rear with patio area ideal for outdoor furniture.

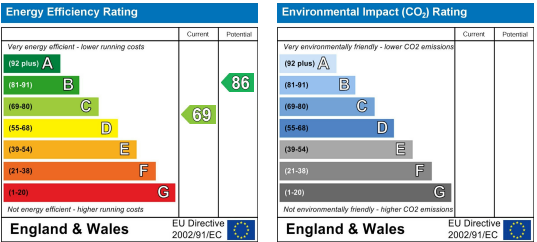
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.