



## 11 California

Witton Park, Bishop Auckland, DL14 0DR

Price £85,000



Two bedroom terraced cottage, sold with a tenant in situ or vacant possession. Located on the outskirts of Escomb & Witton Park, quiet villages where there are local primary schools. The property is just a short distance from Bishop Auckland, providing access to a range of amenities such as supermarkets, retail stores, food outlets and high street shops. There is a regular bus service through the village whilst the A68 is close by.

In brief the property comprises; a living room, kitchen/diner and understairs storage cupboard to the ground floor. The first floor contains the master bedroom, second bedroom, family bathroom and landing. Having a large attic with head space there is the opportunity for conversion into two further rooms. Externally there are enclosed low maintenance gardens to the rear and side of the property. At the rear there is also a private spacious yard and hard standing for a shed. Extensive countryside views can be enjoyed from the rear and side of the property. At the front a slabbed area provides off street parking.



### Living Room 14'1" x 13'11" (4.28 x 4.23)

Spacious living room located to the front of the property, with open fire, feature surround and window to the front elevation.

### Kitchen 14'2" x 17'5" (4.32 x 5.3)

The kitchen contains a range of solid wood wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood, along with room for further free standing appliances and a table and chairs.

### Master Bedroom 12'11" x 13'11" (3.93 x 4.23)

The master bedroom provides space for a king sized bed, with built in wardrobes and window to the front elevation.

### Bedroom Two 8'11" x 15'5" (2.73 x 4.71)

The second bedroom is another generous double bedroom with built in wardrobes and window to the rear elevation.

### Bathroom 5'1" x 9'1" (1.54 x 2.78)

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

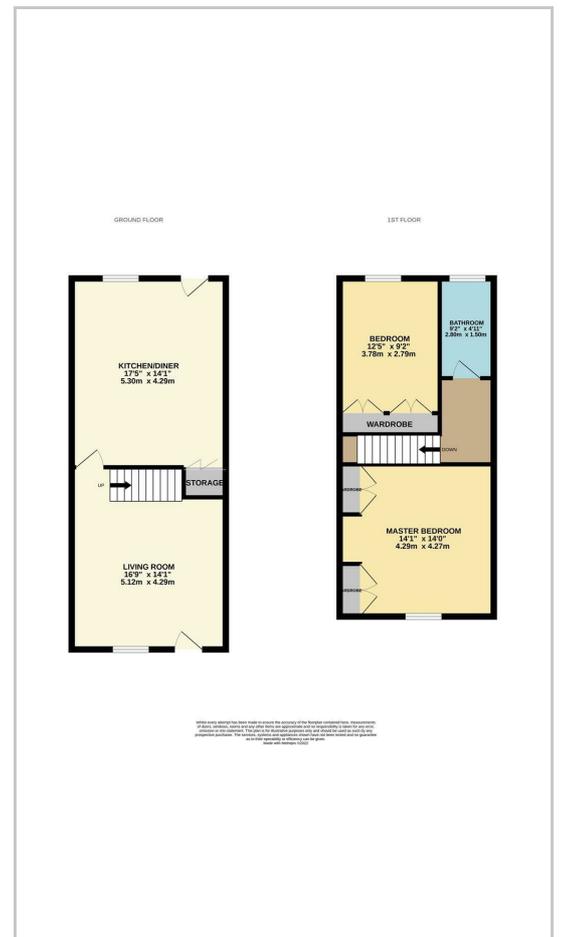
### Outdoor Space

Externally there is an enclosed garden to the rear with patio area ideal for outdoor furniture, small lawned area and countryside views to the rear,

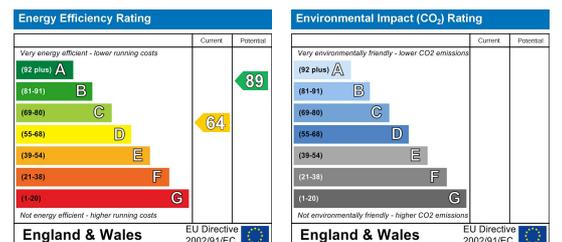
### Area Map



### 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.