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Shirley Close Evenwood, Bishop Auckland, DL14 9RQ

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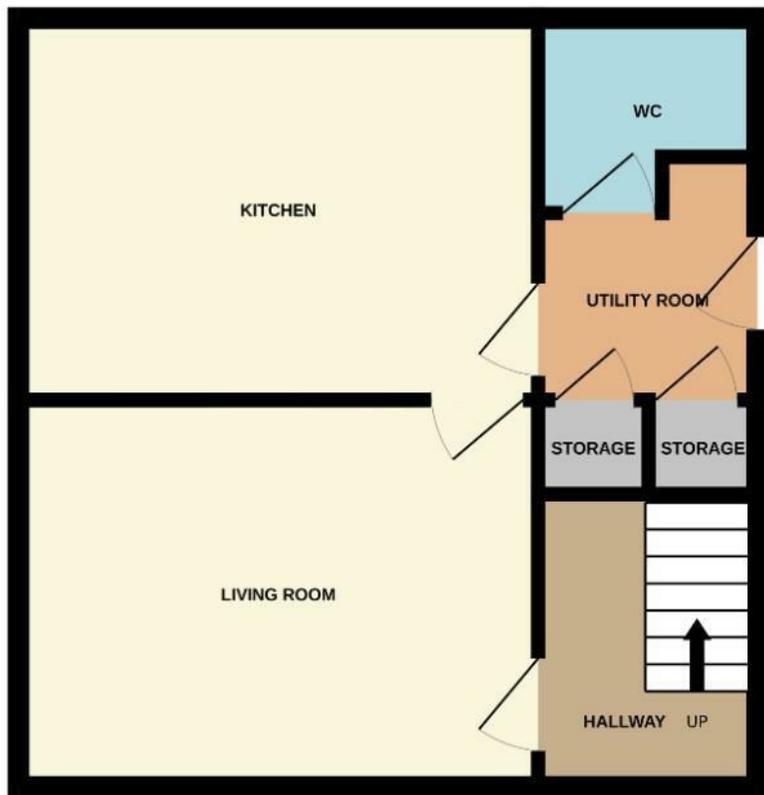
Offers Over £125,000

Set within a generously sized corner plot is this immaculately presented, three bedroomed semi detached family home located on Shirley Close in Evenwood. The property benefits from a large front and rear gardens along with a number of improvements throughout including: new kitchen, bathroom and boiler, along with a rewire to the kitchen, bathroom and utility room. The village has range of local amenities such as shops, cafés and a primary school. It is also only approx 4 miles from Bishop Auckland, which provides further access to amenities such as supermarkets, restaurants, popular high street retail stores as well as primary and secondary schools, and healthcare services. The property has easy access to local walks and is approx. only 5 minutes from Raby Castle and other beautiful locations. There is an extensive public transport system in the area which allows for access to not only the surrounding towns and villages but to further afield places as well. The A688 is nearby and leads to the A1 (M) both North and South, ideal for commuters.

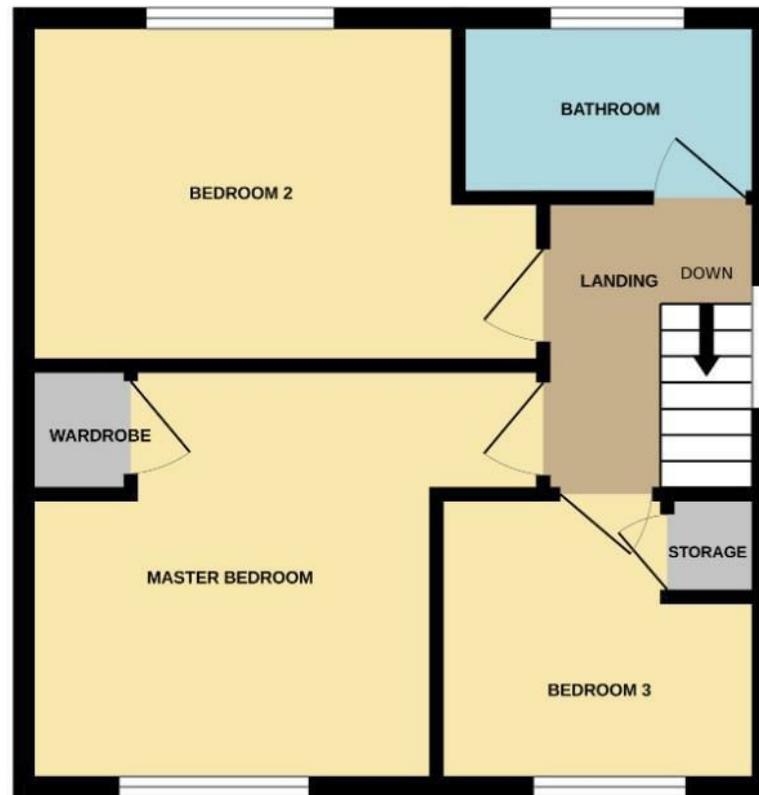
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom/utility room. The first floor contains the master bedroom, two further spacious bedrooms and the shower room. Externally the property is set within a generous plot with lawned gardens to the front and side. To the rear, there a good sized garden with large patio area ideal for outdoor furniture and gated access leads into the further patio space with storage shed.

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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			
		73	79
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

14'1" x 10'5"

Bright and spacious living room located to the front of the property, with neutral decor, feature panelled wall and large window to the front elevation providing lots of natural light.

Kitchen

13'11" x 10'3"

The newly fitted kitchen is fitted with a range of sage wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood, dishwasher and electric roller blinds along with space for further free standing appliances.

Utility Room/Cloakroom

5'10" x 5'2"

The utility area provides further storage space along with room for a washing machine. Fitted with a WC and window to the side elevation.

Master Bedroom

11'5" x 11'3"

The master bedroom provides space for a king sized bed and further furniture, benefiting from fitted storage cupboard, neutral decor and large window to the front elevation allowing plenty of natural light.

Bedroom Two

11'5" x 11'3"

The second bedroom is another spacious double bedroom with neutral decor and window to the rear elevation.

Bedroom Three

8'10" x 8'1"

The third bedroom is a large single bedroom with window to the front elevation.

Shower Room

7'10" x 4'11"

The newly fitted shower room contains a double walk in shower, WC and wash hand basin. Frosted window to the rear elevation.

External

To the rear, there a good sized garden with large patio area ideal for outdoor furniture and gated access leads into the further patio space with storage shed.

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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.





