



HUNTERS®
HERE TO GET *you* THERE

Willow Court Toft Hill, Bishop Auckland, DL14 0JW

Willow Court Toft Hill, Bishop Auckland, DL14 0JW

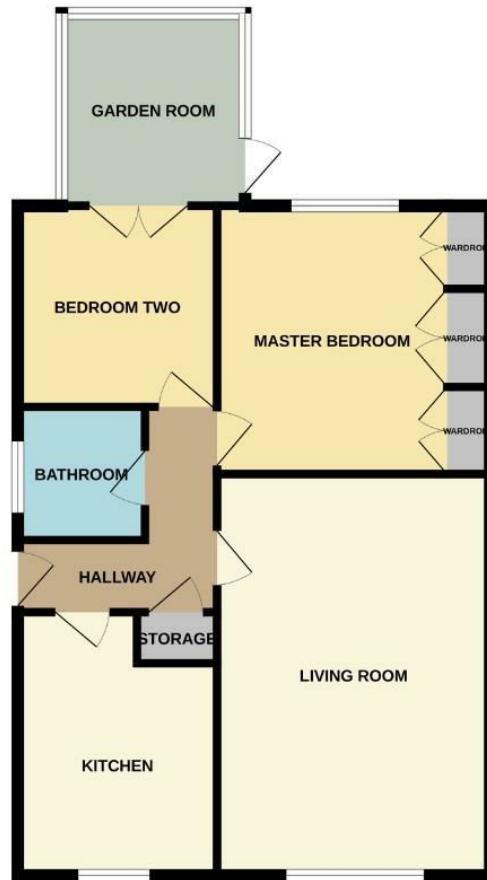
Price £170,000

Well presented two bed roomed semi detached bungalow pleasantly positioned within Willow Court, a cul de sac in the sought after semi rural village, Toft Hill. Toft Hill is known for its outstanding primary school and has ample local amenities available. Located only approx. 3.6 miles from the neighbouring market town Bishop Auckland, which has further facilities including healthcare services, supermarkets, cafés, secondary school and it has an extensive public transport system which allows access to both the neighbouring towns and villages, as well as further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance hall leading through into the living room, kitchen, two bedrooms, garden room and bathroom. Externally the property has a lawned garden to the front along with a large driveway leading to the single garage. To the rear of the property there is a private enclosed garden which is mainly laid to lawn, with established borders and perimeter fence.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR



Whilst every effort 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 suitability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating	
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC			EU Directive 2002/91/EC	
England & Wales			England & Wales	

Living Room

18'4" x 12'6"

Spacious and bright living room, benefiting from neutral decor, laminate flooring and gas fire with feature surround. Large window to the front elevation allowing plenty of natural light.

Kitchen

9'10" x 8'3"

The kitchen has been fitted with a range of high gloss wall, base and drawer units, contrasting work surface, upstands and sink/drainer unit. Space is available for free standing kitchen appliances and window to the front elevation.

Master Bedroom

12'2" x 9'7"

The master bedroom is a generous double bedroom with space for a king sized bed, benefits from built in wardrobes and window to the rear elevation overlooking the garden.

Bedroom Two

9'4" x 9'2"

The second bedroom is a single bedroom that could also be utilised as a home office or dining room. French doors lead into the garden room.

Garden Room

8'10" x 7'11"

The garden room provides an additional seating area overlooking the garden.

Bathroom

6'6" x 5'9"

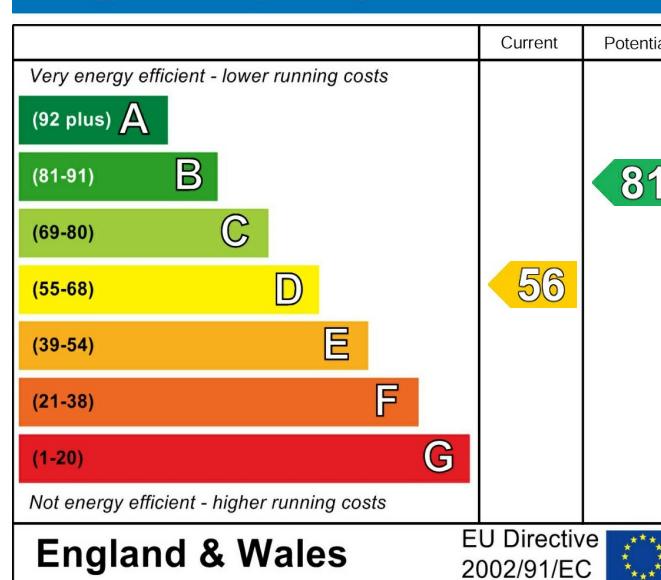
Recently refitted bathroom containing a panelled bath with overhead electric shower, WC and wash hand basin. Opaque window to the side elevation.

External

Externally the property has a lawned garden to the front along with a large driveway to leading to the single

garage. To the rear of the property there is a private enclosed garden which is manly laid to lawn, with established borders and perimeter fence.

Energy Efficiency Rating



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.

