



MAGDALENE PLACE

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Magdalene Place Woodland, DL13 5RQ

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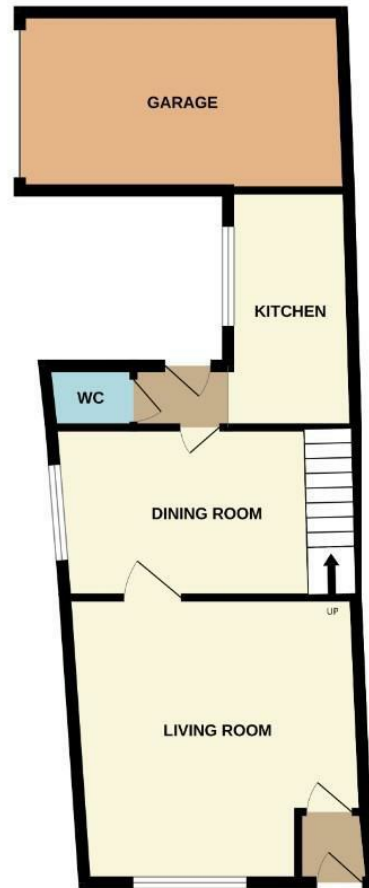
Offers Over £70,000

Two bedroomed, end of terraced property located on Magdalene Place in the quiet village of Woodland. This rural location is quiet, well regarded locally and near to Bishop Auckland and Barnard Castle, both providing access to amenities such as supermarkets, schools, restaurants, popular high street stores, retail shops and healthcare services. Woodland has a well regarded primary school and a dedicated bus service to each of the two nearby secondary schools. The A68 is nearby and leads to the A1 (M) both North and South. Neighbouring village have local amenities including convenience stores and primary schools.

In brief the property comprises; an entrance porch leading into the living room, dining room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has an enclosed yard to the rear along with a single garage with up and over door.

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GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.
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.
Made with Metropix C2025

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		
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 13'9"

Spacious and bright living room, located to the front of the property with ample space for furniture and window to the front elevation.

Dining Room

14'5" x 8'2"

The second reception room is another good size, with ample room for a table and chairs, further furniture and window to the rear elevation.

Kitchen

11'5" x 5'10"

The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances.

Garage

16'0" x 8'6"

Single garage with up and over door.

Master Bedroom

13'9" x 13'9"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

8'2" x 7'10"

The second bedroom is another double bedroom with window to the rear elevation.

Bathroom

7'2" x 5'10"

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

External

Externally the property has an enclosed yard to the rear along with a single garage with up and over door.

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.





