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Wear View Hunwick, Crook, DL15 0LE

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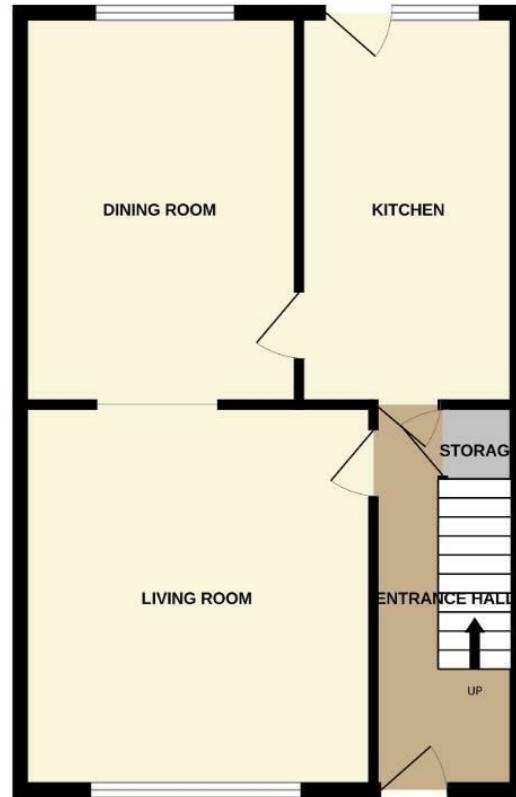
Price £120,000

Three bedrooomed, end of terrace property located on Wear View in the sought after village of Hunwick. Offered to the market for sale with no onward chain, the property has access to a range of local amenities such as a well regarded primary school, village hall, a church as well as a village pub/restaurant, tea room and local shop. The neighbouring towns Crook, Willington and Bishop Auckland provide access to a wider range of amenities, such as supermarkets, secondary schools, further food outlets, cafes and healthcare services. There are frequent public buses which run through the village offering access to not only the surrounding towns and villages but to further afield places such as Durham, Darlington and Newcastle.

In brief, the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms all of which featuring fitted wardrobes, and the family bathroom. Externally, the property a small, walled courtyard and on street parking available to the front along with idyllic views over the country fields. To the rear there is a large enclosed patio offering a great low maintenance outdoor space ideal for seating and furniture.

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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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Living Room

14'7" x 13'9"

Bright and spacious living room located to the front of the property, with ample space for furniture along with open fire with feature fire surround. Large window to the front elevation allows plenty of natural light.

Dining Room

14'9" x 10'5"

The dining room is another great size, with plenty of space for a dining table and chairs, further furniture, feature fire surround and large window to the rear elevation.

Kitchen

14'10" x 8'3"

The kitchen is fitted with a range of wooden wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Space is available for free standing appliances, along with plumbing for a washing machine and access to the rear leading out to the garden.

Master Bedroom

14'11" x 11'11"

The generously sized master bedroom provides space for a king sized bed and further furniture, benefiting from built in wardrobes and window to the rear elevation.

Bedroom Two

15'0" x 7'9"

The second bedroom is another double bedroom, again with built in wardrobes and window to the front elevation offering picturesque rural views.

Bedroom Three

12'1" x 7'6"

The third bedroom is a single bedroom with built in wardrobes, neutral decor and window to the front elevation.

Bathroom

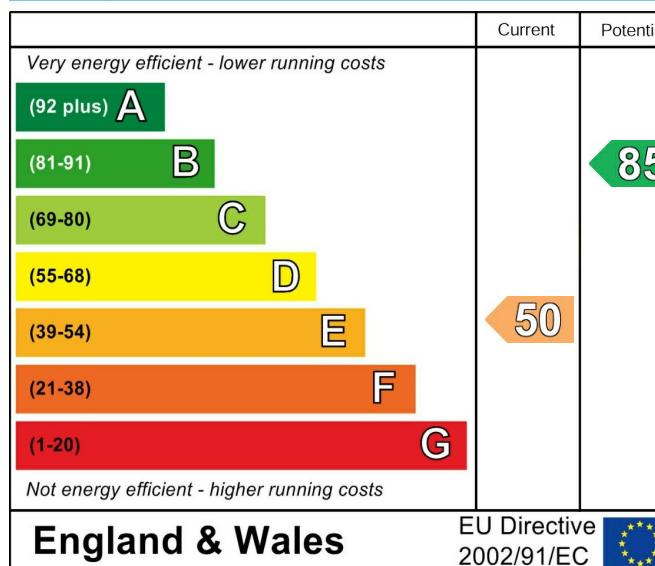
9'5" x 7'5"

The bathroom contains a panelled bath, corner shower cubicle, WC and wash hand basin.

External

Externally, the property a small, walled courtyard and on street parking available to the front along with idyllic views over the country fields. To the rear there is a large enclosed patio offering a great low maintenance outdoor space ideal for seating and furniture.

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.





