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59 Leeholme Road, Leeholme, Bishop Auckland, DL14 8HL

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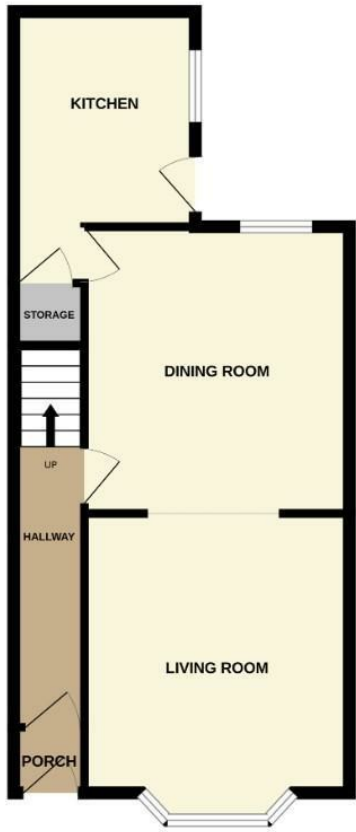
Offers Over £55,000

Three bedroomed terraced property offered to the market for sale with no onward chain. Situated on Leeholme Road, the property is only approx. 3 miles from Bishop Auckland's town centre, which provides access to a vast array of amenities such as supermarkets, restaurants, popular high street stores and also both primary and secondary schools. For commuters the A689 is nearby which leads to the A1 (M) both North and South. There is also an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle.

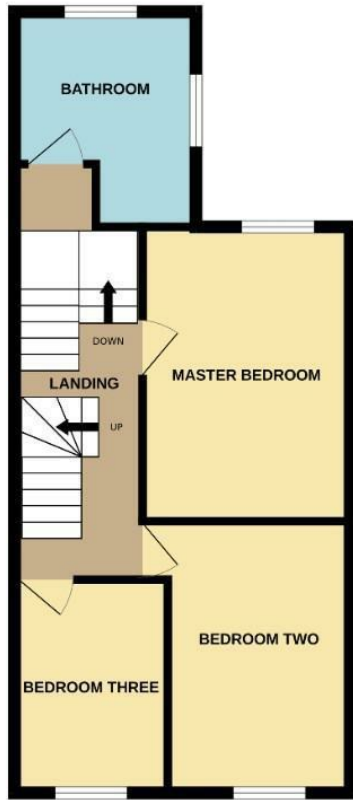
In brief, the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom with stairs ascending to the attic room. Externally, the property has an enclosed courtyard, on street parking and views over the village green to the front. To the rear, there is an additional enclosed yard.

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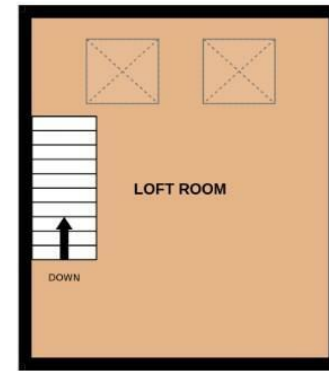
GROUND FLOOR



1ST FLOOR



2ND 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			
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

15'1" x 12'9"

Spacious living room located to the front of the property with feature fire surround and window allowing lots of natural light.

Dining Room

15'5" x 9'10"

A second large reception room with ample space for a table, chairs and further furniture with window to the rear.

Kitchen

13'1" x 7'10"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drain. Space is available for free standing appliances and patio door leads into the rear yard.

Master Bedroom

13'7" x 9'4"

Spacious master bedroom with ample room for furniture and window to the rear elevation.

Bedroom Two

12'11" x 8'3"

Another large double bedroom with window to the front elevation.

Bedroom Three

9'9" x 7'1"

Single bedroom with window to the front elevation.

Bathroom

9'10" x 7'10"

Family bathroom fitted with a panelled bath with overhead shower, wash hand basin and WC.

Attic Room


16'0" x 14'1"

Large attic room providing additional storage with dual skylights to the rear elevation.

External

Externally, the property has an enclosed courtyard, on street parking and views over the village green to the front. To the rear, there is an additional enclosed yard.

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(81-91) B		
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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.







