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53 New Row, Oakenshaw, Crook, County Durham, DL15 0TE

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Price £130,000

A unique four bedroomed family home situated on New Row in Oakenshaw. Formerly two residences, the property is substantially sized benefiting from oil fired central heating and double glazed windows, an enviable rear garden and views over the village green. Oakenshaw is about 8 miles away from Bishop Auckland which provides access to a large range of facilities, including supermarkets, popular high street retail stores, restaurants, healthcare services and both primary and secondary schools. There is also an extensive public transport system which allows for access to the neighbouring towns and villages but also to further afield places such as Darlington, Durham, Newcastle and York. For commuters, the A688 and the A689 are nearby, they lead to the A1 (M) both North and South.

In brief, the property comprises; the living room, dining room, further reception room, kitchen and wet room to the ground floor. The first floor consists of the master bedroom, three further bedrooms, family bathroom and WC. Externally, the property has an impressive garden to the front, mainly laid to lawn with mature hedging and trees. To the rear, there is a further low maintenance garden, fully enclosed with storage sheds and access leading into the back lane where on street parking is available.

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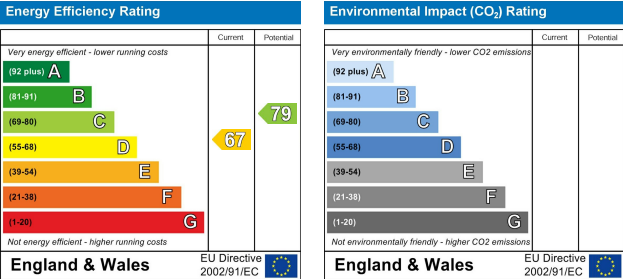
GROUND FLOOR



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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Living Room

18'0" x 14'2"

The bright and spacious living room is located to the front of the property, generously sized with ample space for furniture, open fire, neutral decor and window overlooking the front garden.

Dining Room

18'0" x 14'2"

The dining room is another large reception area with space for a dining table, chairs and further furniture, open fire, neutral decor and dual windows to the front elevation.

Reception Room

13'5" x 12'9"

The third reception room has lots of space for furniture, open-fire with brick surround, neutral decor and window to the rear elevation.

Kitchen

12'8" x 7'6"

The kitchen is fitted with base units, shelving and double sink/drainers unit while ample space remains for free standing appliances and furniture, including plumbing for a washing machine and tumble dryer.

Wet Room

12'5" x 6'2"

The wet room is fitted with an electric shower, WC and wash hand basin.

Master Bedroom

15'5" x 8'11"

Generously sized master bedroom with plenty of space for a king-sized bed and further furniture, fitted storage cupboards, neutral decor and dual windows to the front elevation.

Bedroom Two

14'0" x 9'6"

The second bedroom is another large double room with

lots of space for furniture and window to the front elevation.

Bedroom Three

10'9" x 7'10"

Bedroom three is again a large double bedroom with neutral decor and window to the front elevation.

Bedroom Four

8'10" x 8'2"

A final double bedroom which could be utilised as a home office or play room with skylight to the rear.

Bathroom

9'2" x 8'6"

The family bathroom is fitted with a panelled bath, WC and wash hand basin.

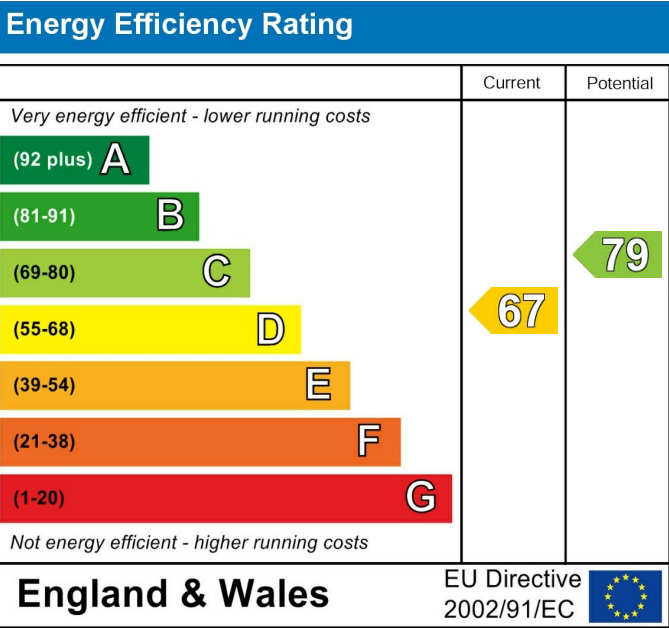
WC

6'6" x 5'10"

Fitted with a WC, wash hand basin and skylight to the rear.

External

Externally, the property has an impressive garden to the front, mainly laid to lawn with mature hedging and trees. To the rear, there is a further low maintenance garden, fully enclosed with storage sheds and access leading into the back lane where on street parking is available.



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.









