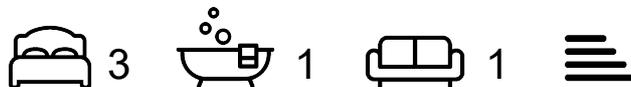




## Chestnut Court

Toft Hill, Bishop Auckland, DL14 0TQ

Price £160,000



Beautifully presented, three bedroomed end of terrace property benefiting from a large garden, garage and driveway, Ideal for first time buyers or families alike the property is located in the picturesque village of Toft Hill, providing access to local amenities such as a highly regarded primary school, Methodist Church and village pub and is surrounded by open countryside, farmers fields, rolling hills and public walks. Further amenities such as supermarkets, primary and secondary schools, healthcare services, popular high street stores and food outlets are located in the nearby towns Bishop Auckland and West Auckland. Located just off the A68, ideal for commuters it leads to the A1(M) and A688.

In brief, the property comprises; an entrance porch leading into the living room, kitchen/diner and cloakroom to the ground floor The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally the property benefits from a driveway and garage to the front providing ample off street parking and storage, whilst to the rear there is a large enclosed garden mainly laid to lawn along with a patio area to the side ideal for outdoor furniture.



Living Room 14'10" x 14'9" (4.53m x 4.52m)

Beautifully presented living room, located to the front of the property offering ample space for furniture and benefits from neutral decor throughout with a large window to the front elevation allowing lots of natural light.

Kitchen/Diner 14'10" x 9'3" (4.53m x 2.82m)

Contemporary fitted kitchen containing a range of wall, base and drawer units, complementing marble-effect work surfaces, tiled splash backs and sink/drain unit. Benefiting from integrated appliances including; an electric oven, hob, overhead extractor and fridge/freezer along with space for further free standing appliances. The breakfast bar provides a great seating area and French doors lead out into the rear garden.

Cloakroom 4'11" x 2'11" (1.5m x 0.9m)

Cloakroom fitted with a WC and wash hand basin.

Master Bedroom 8'6" x 8'2" (2.6m x 2.5m)

The master bedroom is a good size double bedroom benefiting from fitted wardrobes, neutral decor and window to the rear elevation.

Bedroom Two 11'5" x 8'3" (3.5m x 2.52m )

The second bedroom is another good size with space for a double bed and further furniture, with window to the front elevation.

Bedroom Three 8'6" x 8'6" (2.6m x 2.6m)

The third bedroom is a single room with window to the front elevation

Bathroom 6'3" x 5'11" (1.92m x 1.82m)

The modern family bathroom contains a panelled bath, tiled with overhead head shower, heated towel rail, WC and wash hand basin.

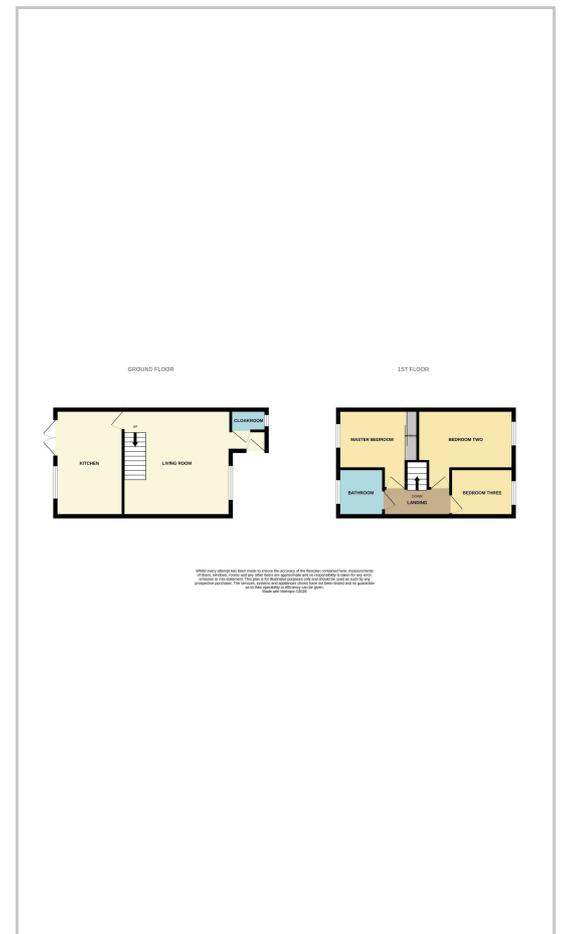
### External

Externally the property benefits from a driveway and garage to the front providing off street parking, whilst to the rear there is a large enclosed garden mainly laid to lawn along with a patio area to the side ideal for outdoor furniture.

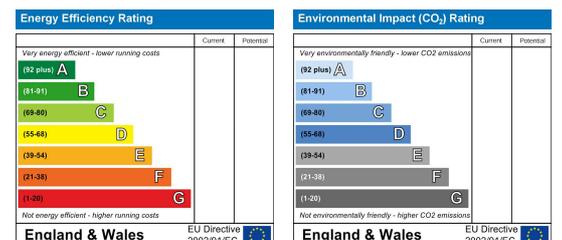
### Area Map



### Floor Plans



### Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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