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16 Granville Terrace, Binchester, Bishop Auckland, DL14 8AT

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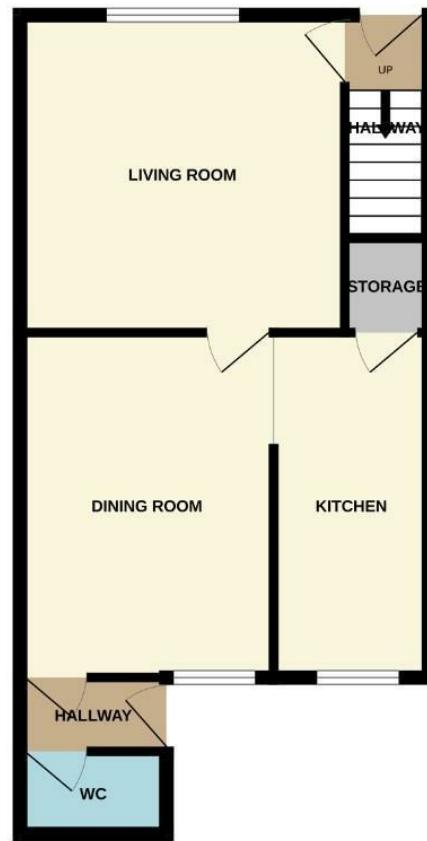
Price £57,000

Two bed roomed home located on Granville Terrace in Binchester, Bishop Auckland. Binchester is located only approx 3 miles from Bishop Auckland town centre, which allows for access to a range of amenities, from supermarkets, retail stores, food outlets and both primary and secondary schools. There is an extensive public transport system in the area providing access to not only the surrounding towns and villages, but to further afield places such as Darlington, Durham, Newcastle and York. This semi rural location will appeal to a variety of buyers.

This property has been well maintained and in brief the property comprises; an entrance porch, living room, dining room, kitchen and cloakroom to the ground floor. The first floor comprises the master bedroom, second bedroom and bathroom to the first floor. Externally the property has a lawned garden to both the front and rear of the property, on street parking, and unobstructed countryside views,

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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 service 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		88
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Living Room

13'1" x 12'10"

Bright and spacious living room, benefiting from ample space for furniture, coal fire with feature surround and window to the rear overlooking the garden.

## Dining Room

13'11" x 10'2"

The second reception room is another good size, with space for a table and chairs, further furniture, coal fire and window to the front elevation.

## Kitchen

13'11" x 6'3"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer units. Space is available for free standing appliances and window to the front elevation.

## Cloakroom

5'10" x 3'3"

Fitted with a WC.

## Master Bedroom

13'5" x 13'1"

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

## Bedroom Two

13'9" x 13'1"

The second bedroom is another good size double bedroom with cupboard housing water tank and window to the front elevation.

## Bathroom

8'6" x 6'6"

The bathroom is fitted with a panelled bath, WC and wash hand basin and opaque window to the front elevation.

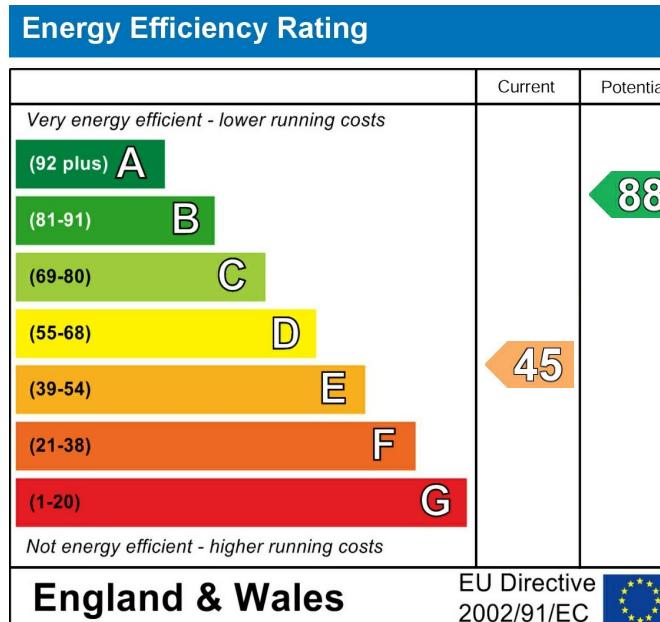
## External

Externally the property has a lawned garden to both the

front and rear of the property, on street parking, and unobstructed countryside views.

## Roof Work

The property benefits from having had roof maintenance carried out in January 2023. This included installation of a breathable membrane and tantalised lats, new ridge tiles bedded on and repointed, roof tiles cleaned and reinstalled and new PVC guttering and fascia's fitted.



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.

