



NO ONWARD CHAIN, DECEPTIVELY SPACIOUS PROPERTY IN POPULAR LOCATION!

With generous living space, this TWO bedroomed mid terraced property would make an IDEAL FIRST TIME or INVESTMENT PURCHASE. Situated within close proximity of Tindale Crescent Retail Park and its comprehensive range of shops, supermarkets, schools and recreational facilities. There are also good

Greenfields Road
Bishop Auckland, Co Durham,
DL14

Offers Over:

£55,000

EPC Rating: D



Entrance Hall:

With access from UPVC double glazed door at the front of the property, radiator, laminate flooring.

Lounge:

3.70 x 3.48

To the front aspect, spacious living room with UPVC double glazed bay window, feature fireplace, radiator, laminate flooring, opening into:

Dining Room:

3.60 x 3.90

UPVC double glazed window, feature fireplace, radiator, laminate flooring.

Kitchen:

2.90 x 2.50

Fitted with wall and base units, contrasting work surfaces with upstands, stainless steel sink and drainer, integrated oven and hob, UPVC double glazed window and door, radiator, tiled floor.

Master Bedroom:

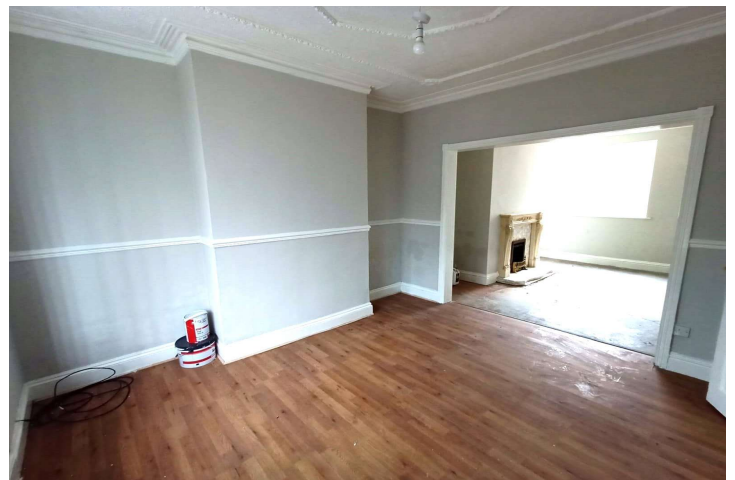
4.70 x 3.80

Spacious double room, UPVC double glazed window, radiator.

Bedroom Two:

3.90 x 2.80

Another double room, UPVC double glazed window, radiator, storage cupboard.



For additional information and full photo gallery please visit www.holbrookandco.co.uk

**Bathroom:****1.80 x 2.20**

Cream bathroom suite comprising of panelled bath with shower over, pedestal wash hand basin, low level wc. Walls are fully tiled, UPVC double glazed window, radiator.

Externally:

Forecourt garden to the front of the property and enclosed yard to the rear.

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. **PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. **VIEWING ARRANGEMENTS** To arrange an appointment to view this property, please contact us on 01388 608523, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m

**Tenure** - Freehold**Viewing** - By appointment through Holbrook & Co

GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.

1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA: 1788 sq.ft. (166.1 sq.m.) approx.

While 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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract