



Period townhouse on the outskirts of Bishop Auckland. This 3-bedroom property is requiring modernisation, but has a great amount of potential to be a truly gorgeous property.

Offering a perfect blend of character and comfort. The spacious living room and dining room are perfect for entertaining guests, both featuring feature fireplaces. With bedrooms on both the first and second floor, there is ample space for a whole family to live. Convenient features such as off-street parking and a double garage add practicality to this home.

Church Street

Coundon, Bishop Auckland, DL14

Offers in the region

£120,000

EPC Rating: D



Living Room:
16'1" x 12'8" (4.9m x 3.86m)

Dining Room:
15'9" x 13'6" (4.8m x 4.11m)

Kitchen:
7'1" x 15'8" (2.16m x 4.78m)

Garage:
15'10" x 16'3" (4.83m x 4.95m)

Bedroom 1:
16' x 11'11" (4.88m x 3.63m)

Bedroom 2:
7'8" x 13'7" (2.34m x 4.14m)

Shower Room:
6'5" x 5'5" (1.96m x 1.65m)

Bedroom 3:
11'9" x 18'5" (3.58m x 5.61m)

Externally:



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



Yard to rear with access to garage. Forecourt to the front of the property.

Agent Notes:

Mobile Coverage:

EE Likely

Three Likely

O2 Likely

Vodafone Likely

Broadband Speed

Standard 24 Mbps 4 Mbps

Flood Risk:

Surface Water-Very Low

Seas and Rivers- Very Low



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



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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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