



2 Bedrooms

Presenting this charming terraced house boasting 2 bedrooms in a sought-after location. This property features a delightful garden, perfect for enjoying the outdoors and al fresco dining. The house is well-maintained and offers a cosy living space, ideal for relaxation and entertaining guests. The bedrooms are spacious and bright, providing a comfortable retreat after a long day. Situated in a convenient and desirable neighbourhood, this property is close to local amenities, schools, and transport links, making it a practical choice

Toad Pool

West Auckland, Bishop Auckland,
DL149LB

Asking Price:

£135,000

EPC Rating: D



Living Room:

15'2" x 13'1" (4.62m x 4m)

UPVC double glazed window. Electric fire with feature surround and large window to the front elevation.

Kitchen / diner:

17'2" x 10'2" (5.23m x 3.1m)

The kitchen contains a range of wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drain unit.

Master Bedroom:

15'2" x 15'1" (4.62m x 4.6m)

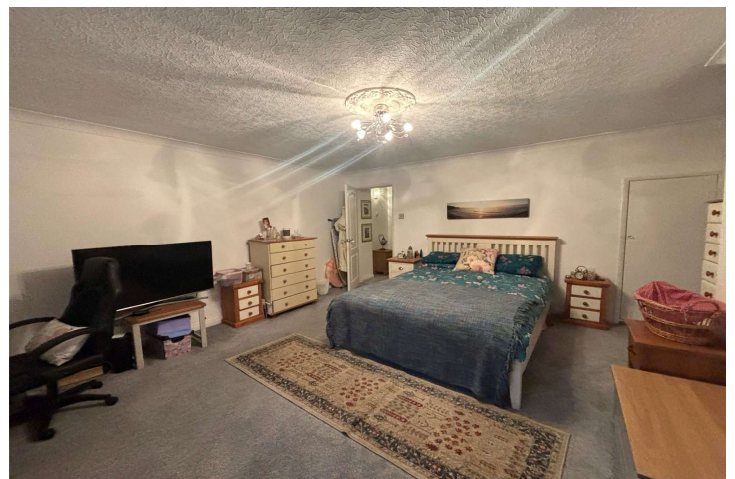
The master bedroom provides space for a king sized bed, benefiting from built in wardrobes and window to the front elevation.



Bedroom two:

10'4" x 10'2" (3.15m x 3.1m)

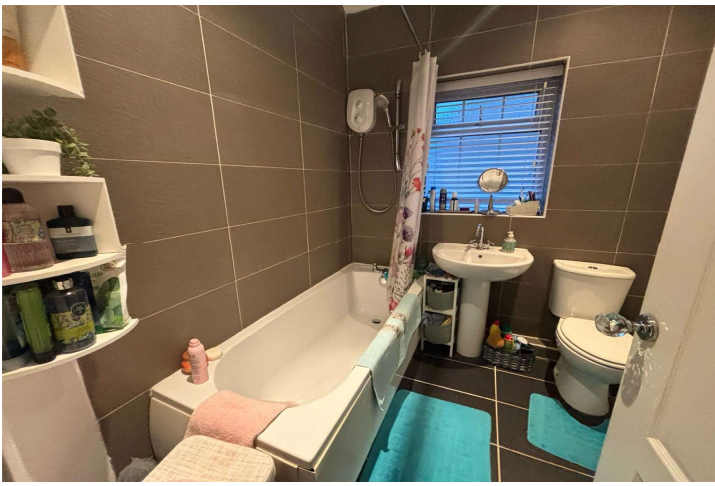
The second bedroom is another double bedroom with built in wardrobe and window to the side elevation.



Bathroom:

7'3" x 6'7" (2.2m x 2m)

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



The bathroom contains a panelled bath with overhead electric shower, WC and wash hand basin.

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. 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 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. To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-5.00pm and Saturday 9.00am-12.00pm.



Material information:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: Driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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