



country properties  
village properties  
town homes  
barn conversions  
building plots

Front Street

Copley, Bishop Auckland, DL13 5LR

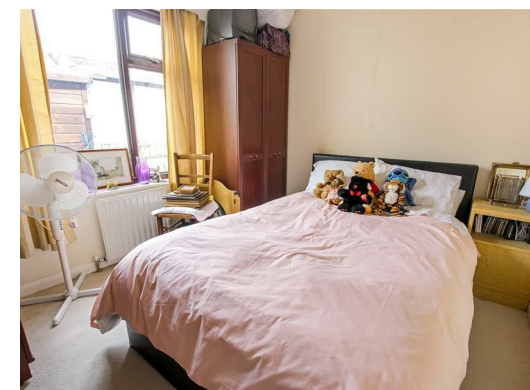
**Offers in the region of £170,000**

NICK & GORDON  
**CARVER**  
RESIDENTIAL

Situated within this picturesque village, surrounded by fields and countryside, this three bedroomed bungalow offers sizeable living accommodation. Internal viewing will reveal large entrance hallway, access to loft space which could be developed subject to planning permissions and consents. Well appointed living/dining room with open fire, fitted kitchen/breakfast room with integrated appliances including oven, hob and grill, rear hall giving access to shelved larder, and handy utility room. Also giving access to GARAGE having up and over door power and lighting. Three good sized bedrooms, two of which have built in wardrobes. Shower room/WC with three piece suite with tiled surrounds. Externally to the front is an enclosed garden area with access gate and footpath, DRIVE AND GARAGE. to the rear is an enclosed courtyard with oil store and large workshop.

Copley is well placed for access to Barnard Castle and Bishop Auckland.





- VILLAGE LOCATION
- SURROUNDED BY FIELDS AND COUNTRYSIDE
- MOSTLY DOUBLE GLAZED
- WELL PLACED FOR ACCESS TO BARNARD CASTLE
- LARGE LOFT WHICH COULD BE UTILISED SUBJECT TO P.P. AND CONSENTS
- DECEPTIVELY SPACIOUS
- OIL CENTRAL HEATING
- SUITED TO A WIDE VARIETY OF BUYERS
- THREE BEDROOMS
- DRIVE AND GARAGE

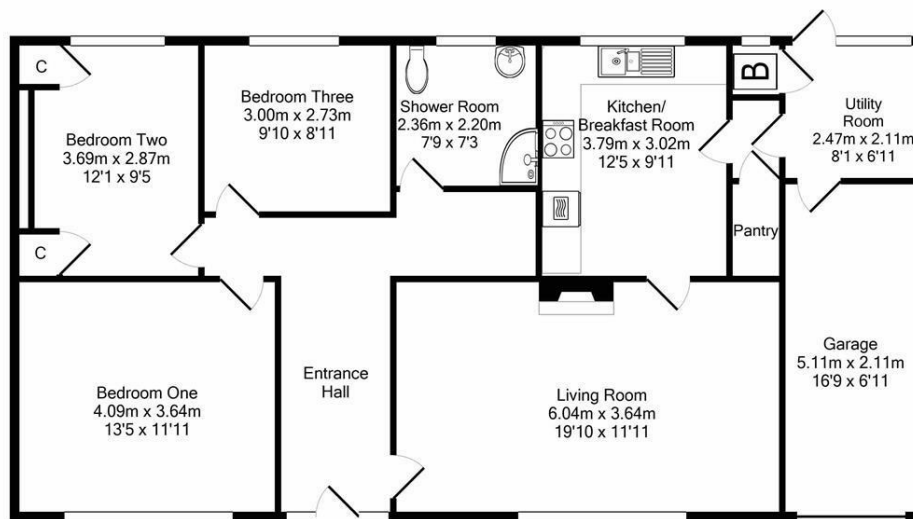
#### GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Majority double glazing

Local Authority: Durham County Council (Tax Banding C)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	29	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

COPLEY. DL13 5LR.  
 TOTAL APPROX. FLOOR AREA 116.3 SQ.M. (1252 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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MAB 6202



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